Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode

9 Cavanagh Road, Millgrove Vic 3799

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $600,000 & $660,000

Median sale price

| Median price | $630,000 | Property Type | House | Suburb | Millgrove |

| Period - From | 01/07/2021 | to | 30/06/2022 | Source | REIV |

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	8 James St MILLGROVE 3799	$630,000	16/06/2022
2	13 Dee Rd MILLGROVE 3799	$620,000	04/07/2022
3	8 Bedford St MILLGROVE 3799	$618,000	12/05/2022

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 28/09/2022 13:19

BELL REAL ESTATE

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Indicative Selling Price
$600,000 - $660,000
Median House Price
Year ending June 2022: $630,000

🛏 4   🛁 2   🚗 1

Property Type: House
Land Size: 660 sqm approx
Agent Comments

Comparable Properties

8 James St MILLGROVE 3799 (REI/VG)

🛏 3   🛁 1   🚗 1

Price: $630,000
Method: Private Sale
Date: 16/06/2022
Property Type: House
Land Size: 655 sqm approx

Agent Comments

13 Dee Rd MILLGROVE 3799 (REI/VG)

🛏 3   🛁 1   🚗 1

Price: $620,000
Method: Private Sale
Date: 04/07/2022
Property Type: House
Land Size: 1139 sqm approx

Agent Comments

8 Bedford St MILLGROVE 3799 (REI/VG)

🛏 3   🛁 2   🚗 1

Price: $618,000
Method: Private Sale
Date: 12/05/2022
Property Type: House
Land Size: 659 sqm approx

Agent Comments