

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

5 Bacchus Crescent, Millgrove Vic 3799

Indicative selling price

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

Range between \$430,000

&

\$460,000

Median sale price

Median price \$449,000

Property Type House

Suburb Millgrove

Period - From 01/01/2020

to 31/03/2020

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	5 Patrick St MILLGROVE 3799	\$440,000	07/05/2020
2	33 Cavanagh Rd MILLGROVE 3799	\$430,000	21/02/2020
3	10 Christine St MILLGROVE 3799	\$425,000	01/02/2020

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:

06/07/2020 13:43



 3  1  1

Property Type: House

Land Size: 798 sqm approx

Agent Comments

Comparable Properties

5 Patrick St MILLGROVE 3799 (REI)

Agent Comments

 3  1  2

Price: \$440,000

Method: Private Sale

Date: 07/05/2020

Property Type: House

Land Size: 665 sqm approx



33 Cavanagh Rd MILLGROVE 3799 (REI/VG)

Agent Comments

 3  1  2

Price: \$430,000

Method: Private Sale

Date: 21/02/2020

Property Type: House

Land Size: 1079 sqm approx



10 Christine St MILLGROVE 3799 (REI/VG)

Agent Comments

 3  1  3

Price: \$425,000

Method: Private Sale

Date: 01/02/2020

Rooms: 8

Property Type: House

Land Size: 664 sqm approx