

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	61 Mckenzie King Drive, Millgrove Vic 3799
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Indicative selling price

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

Range between	\$420,000	&	\$450,000
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Median sale price

Median price	\$413,500	House	X	Unit		Suburb	Millgrove
Period - From	01/01/2018	to	31/12/2018	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	57 Wonga Rd MILLGROVE 3799	\$415,000	30/08/2018
2	45 Wonga Rd MILLGROVE 3799	\$425,000	01/11/2018
3	13 Wonga Rd MILLGROVE 3799	\$425,000	24/01/2019

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.



 3  1  1

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 750 sqm approx

Agent Comments

Indicative Selling Price
\$420,000 - \$450,000
Median House Price
Year ending December 2018: \$413,500

Comparable Properties



57 Wonga Rd MILLGROVE 3799 (REI/VG)

Agent Comments

 3  1  1

Price: \$415,000

Method: Private Sale

Date: 30/08/2018

Rooms: 4

Property Type: House

Land Size: 1443 sqm approx



45 Wonga Rd MILLGROVE 3799 (REI/VG)

Agent Comments

 2  1  2

Price: \$425,000

Method: Private Sale

Date: 01/11/2018

Rooms: 3

Property Type: House

Land Size: 844 sqm approx



13 Wonga Rd MILLGROVE 3799 (REI)

Agent Comments

 3  1  2

Price: \$425,000

Method: Private Sale

Date: 24/01/2019

Rooms: 6

Property Type: House

Land Size: 822 sqm approx