

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

57 Mckenzie King Drive, Millgrove Vic 3799

Indicative selling price

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

Range between \$570,000 & \$599,000

Median sale price

Median price

\$616,500

Property Type

House

Suburb

Millgrove

Period - From

02/11/2021

to

01/11/2022

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	30 Patrick St MILLGROVE 3799	\$590,000	17/08/2022
2	7 Dee Rd MILLGROVE 3799	\$590,000	17/05/2022
3			

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:

02/11/2022 14:52

57 Mckenzie King Drive, Millgrove Vic 3799

BELL REAL ESTATE

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Indicative Selling Price

\$570,000 - \$599,000

Median House Price

02/11/2021 - 01/11/2022: \$616,500



3 1 4

Property Type: House

Agent Comments

Comparable Properties



30 Patrick St MILLGROVE 3799 (VG)

Agent Comments

2 - -

Price: \$590,000

Method: Sale

Date: 17/08/2022

Property Type: House (Res)

Land Size: 666 sqm approx



7 Dee Rd MILLGROVE 3799 (REI/VG)

Agent Comments

3 2 1

Price: \$590,000

Method: Private Sale

Date: 17/05/2022

Property Type: House

Land Size: 1006 sqm approx

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.

Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807



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