

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

26 Mckenzie King Drive, Millgrove Vic 3799

Indicative selling price

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

Range between \$350,000 & \$380,000

Median sale price

Median price \$410,000 Property Type House Suburb Millgrove

Period - From 01/10/2018 to 30/09/2019 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 Margaret Ct MILLGROVE 3799	\$375,000	22/09/2019
2	26 Patrick St MILLGROVE 3799	\$358,000	20/08/2019
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: 20/01/2020 11:24



Property Type: House (Res)

Land Size: 688 sqm approx

Agent Comments

Indicative Selling Price

\$350,000 - \$380,000

Median House Price

Year ending September 2019: \$410,000

Comparable Properties



5 Margaret Ct MILLGROVE 3799 (REI/VG)

Agent Comments



Price: \$375,000

Method: Private Sale

Date: 22/09/2019

Property Type: House

Land Size: 780 sqm approx



26 Patrick St MILLGROVE 3799 (REI/VG)

Agent Comments



Price: \$358,000

Method: Private Sale

Date: 20/08/2019

Property Type: House

Land Size: 674 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.