

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	24 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	\$290,000	&	\$305,000
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Median sale price

Median price	\$315,000	House	X	Unit		Suburb	Millgrove
Period - From	01/04/2017	to	30/06/2017	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	7 Winn St MILLGROVE 3799	\$305,550	07/03/2017
2	6 Bedford St MILLGROVE 3799	\$302,000	12/05/2017
3	21 Patrick St MILLGROVE 3799	\$290,000	01/04/2017

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.~~



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 659 sqm approx

Agent Comments

Indicative Selling Price

\$290,000 - \$305,000

Median House Price

June quarter 2017: \$315,000

Comparable Properties



7 Winn St MILLGROVE 3799 (REI/VG)

Agent Comments



Price: \$305,550

Method: Private Sale

Date: 07/03/2017

Rooms: 3

Property Type: House

Land Size: 657 sqm approx



6 Bedford St MILLGROVE 3799 (REI/VG)

Agent Comments



Price: \$302,000

Method: Private Sale

Date: 12/05/2017

Rooms: 4

Property Type: House

Land Size: 668 sqm approx



21 Patrick St MILLGROVE 3799 (REI/VG)

Agent Comments



Price: \$290,000

Method: Private Sale

Date: 01/04/2017

Rooms: 6

Property Type: House

Land Size: 655 sqm approx