

# 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

37 Mckenzie King Drive, Millgrove Vic 3799

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$440,000

&

\$470,000

### Median sale price

Median price

\$437,500

Property Type

House

Suburb

Millgrove

Period - From

01/10/2019

to

30/09/2020

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	9 Patrick St MILLGROVE 3799	\$470,000	13/05/2020
2	3 Wonga Rd MILLGROVE 3799	\$455,000	20/06/2020
3	20 Christine St MILLGROVE 3799	\$450,000	25/06/2020

**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:

19/10/2020 16:14



 3  1  2

**Property Type:** House  
**Land Size:** 856 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$440,000 - \$470,000  
**Median House Price**  
Year ending September 2020: \$437,500

## Comparable Properties

**9 Patrick St MILLGROVE 3799 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$470,000  
**Method:** Private Sale  
**Date:** 13/05/2020  
**Property Type:** House  
**Land Size:** 659 sqm approx



**3 Wonga Rd MILLGROVE 3799 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$455,000  
**Method:** Private Sale  
**Date:** 20/06/2020  
**Property Type:** House  
**Land Size:** 851 sqm approx



**20 Christine St MILLGROVE 3799 (REI/VG)**

**Agent Comments**

 4  2  1

**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 25/06/2020  
**Property Type:** House  
**Land Size:** 673 sqm approx