

## 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

43 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$475,000

Property type

House

Suburb

Millgrove

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

### 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 6 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

3 Adrienne Court Millgrove VIC 3799	\$617,500	28-Oct-21
55 McKenzie King Drive Millgrove VIC 3799	\$580,000	18-Sep-21
5 Cavanagh Road Millgrove VIC 3799	\$630,000	28-Sep-21

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 6 months.~~

This Statement of Information was prepared on: 12 January 2022



### 3 Adrienne Court Millgrove VIC 3799

 3
  1
  -

Sold Price

**\$617,500**

Sold Date

**28-Oct-21**

Distance

**0.18km**


### 55 McKenzie King Drive Millgrove VIC 3799

 3
  1
  2

Sold Price

**\$580,000**

Sold Date

**18-Sep-21**

Distance

**0.16km**


### 5 Cavanagh Road Millgrove VIC 3799

 3
  2
  2

Sold Price

**\$630,000**

Sold Date

**28-Sep-21**

Distance

**0.69km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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