

# 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

51 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 \$495,000 & \$544,500

### Median sale price

Median price \$580,000 Property Type House Suburb Millgrove

Period - From 17/07/2022 to 16/07/2023 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	6 Bedford St MILLGROVE 3799	\$535,000	28/04/2023
2	12 Pamela Ct MILLGROVE 3799	\$535,000	19/04/2023
3	108 Wonga Rd MILLGROVE 3799	\$530,000	13/05/2023

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:

17/07/2023 12:49



**Property Type:** House (Res)

**Land Size:** 756 sqm approx

Agent Comments

**Indicative Selling Price**

\$495,000 - \$544,500

**Median House Price**

17/07/2022 - 16/07/2023: \$580,000

## Comparable Properties



**6 Bedford St MILLGROVE 3799 (REI/VG)**

Agent Comments



**Price:** \$535,000

**Method:** Private Sale

**Date:** 28/04/2023

**Property Type:** House

**Land Size:** 668 sqm approx



**12 Pamela Ct MILLGROVE 3799 (VG)**

Agent Comments



**Price:** \$535,000

**Method:** Sale

**Date:** 19/04/2023

**Property Type:** House (Res)

**Land Size:** 1168 sqm approx



**108 Wonga Rd MILLGROVE 3799 (REI/VG)**

Agent Comments



**Price:** \$530,000

**Method:** Private Sale

**Date:** 13/05/2023

**Property Type:** House

**Land Size:** 840 sqm approx