

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

7 Margaret Court, Millgrove Vic 3799

Indicative selling price

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

Range between \$540,000 & \$590,000

Median sale price

Median price \$602,500 Property Type House Suburb Millgrove

Period - From 01/01/2024 to 31/03/2024 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	1 Hodge Ct MILLGROVE 3799	\$590,000	26/02/2024
2	19 Wonga Rd MILLGROVE 3799	\$585,000	24/12/2023
3	69 McKenzie King Dr MILLGROVE 3799	\$560,000	30/01/2024

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:

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Indicative Selling Price

\$540,000 - \$590,000

Median House Price

March quarter 2024: \$602,500



Property Type: House (Previously Occupied - Detached)

Land Size: 919 sqm approx

Agent Comments

Comparable Properties



1 Hodge Ct MILLGROVE 3799 (REI)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 26/02/2024

Property Type: House

Land Size: 951 sqm approx



19 Wonga Rd MILLGROVE 3799 (REI/VG)

Agent Comments



Price: \$585,000

Method: Private Sale

Date: 24/12/2023

Property Type: House

Land Size: 844 sqm approx



69 McKenzie King Dr MILLGROVE 3799 (REI/VG)

Agent Comments



Price: \$560,000

Method: Private Sale

Date: 30/01/2024

Property Type: House

Land Size: 747 sqm approx

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