Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode

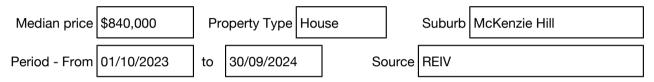
9 Woodman Drive, McKenzie Hill Vic 3451

Indicative selling price

			, , ,,
For the meaning of this	nrica saa	consumer vic dov au	/underguoting
For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$729,000

Median sale price



Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	62 Maldon Rd MCKENZIE HILL 3451	\$729,000	06/11/2024
2	4 Yulawil Av CAMPBELLS CREEK 3451	\$680,000	31/07/2024
3	51 Woodman Dr MCKENZIE HILL 3451	\$705,000	14/07/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

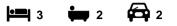
This Statement of Information was prepared on:

19/11/2024 13:31









Property Type: House **Land Size:** 602 sqm approx Agent Comments Indicative Selling Price \$729,000 Median House Price Year ending September 2024: \$840,000

Comparable Properties



Price: \$729,000 Method: Private Sale Date: 06/11/2024 Property Type: House Land Size: 642 sqm approx

•**—**

4

62 Maldon Rd MCKENZIE HILL 3451 (REI)

2

3

4 Yulawil Av CAMPBELLS CREEK 3451 (REI/VG)



Price: \$680,000 Method: Private Sale Date: 31/07/2024 Property Type: House Land Size: 560 sqm approx

51 Woodman Dr MCKENZIE HILL 3451 (REI/VG)

Agent Comments

Agent Comments

Agent Comments



Price: \$705,000 Method: Private Sale Date: 14/07/2023 Property Type: House Land Size: 608 sqm approx

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172



property contained will constitute a breach of the Copyr will constitute a breach of the Copyr does not warrant the accuracy or co any person using or relying upon su the State of Victoria accepts no resp

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.