

# 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 price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$729,000

### Median sale price

Median price \$840,000

Property Type House

Suburb McKenzie Hill

Period - From 01/10/2023

to 30/09/2024

Source REIV

### 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



3   2   2

**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



62 Maldon Rd MCKENZIE HILL 3451 (REI)

Agent Comments

4   2   3

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



4 Yulawil Av CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

3   2   2

**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

3   2   2

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