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

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 5 Jarrod Drive, McKenzie Hill Vic 3451

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$790,000		&		\$820,000					
Median sale pi	rice									
Median price	\$780,000	Pro	operty Type	Hou	ise		Suburb	McKenzie Hill		
Period - From	17/03/2024	to	16/03/2025		So	urce	Property	/ Data		

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.

Ad	dress of comparable property	Price	Date of sale
1	37 Mckenzie Way MCKENZIE HILL 3451	\$720,000	11/02/2025
2	14 Cherry Av CAMPBELLS CREEK 3451	\$780,000	04/02/2025
3	24 Phyllis Cr MCKENZIE HILL 3451	\$780,000	02/12/2024

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:

17/03/2025 15:56









Property Type: Land **Land Size:** 556 sqm approx Agent Comments Indicative Selling Price \$790,000 - \$820,000 Median House Price 17/03/2024 - 16/03/2025: \$780,000

Comparable Properties



Price: \$720,000 Method: Private Sale Date: 11/02/2025 Property Type: House Land Size: 435 sqm approx

L• B

3

14 Cherry Av CAMPBELLS CREEK 3451 (REI/VG)

37 Mckenzie Way MCKENZIE HILL 3451 (REI)

2

2



Price: \$780,000 Method: Private Sale Date: 04/02/2025 Property Type: House Land Size: 798 sqm approx

24 Phyllis Cr MCKENZIE HILL 3451 (REI/VG)

Agent Comments

Agent Comments

Agent Comments



Price: \$780,000

Method: Private Sale Date: 02/12/2024 Property Type: House Land Size: 936 sqm approx

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



propertydata

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