

# 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

17 McKenzie Way, 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 \$940,000

### 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	35 Maldon Rd MCKENZIE HILL 3451	\$900,000	16/02/2024
2	87 Diamond Gully Rd MCKENZIE HILL 3451	\$945,000	24/01/2024
3	14 Winkelmann Dr CAMPBELLS CREEK 3451	\$905,000	05/12/2023

**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:

06/12/2024 17:31



4 2 2

**Property Type:** House  
**Land Size:** 780 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$940,000  
**Median House Price**  
 Year ending September 2024: \$840,000

## Comparable Properties



**35 Maldon Rd MCKENZIE HILL 3451 (REI/VG)**

Agent Comments

4 2 4

**Price:** \$900,000  
**Method:** Private Sale  
**Date:** 16/02/2024  
**Property Type:** House  
**Land Size:** 3007 sqm approx



**87 Diamond Gully Rd MCKENZIE HILL 3451 (REI/VG)**

Agent Comments

4 2 3

**Price:** \$945,000  
**Method:** Private Sale  
**Date:** 24/01/2024  
**Property Type:** House  
**Land Size:** 2311 sqm approx



**14 Winkelmann Dr CAMPBELLS CREEK 3451 (REI/VG)**

Agent Comments

4 2 4

**Price:** \$905,000  
**Method:** Private Sale  
**Date:** 05/12/2023  
**Property Type:** House  
**Land Size:** 945 sqm approx