Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	17 McKenzie Way, McKenzie Hill Vic 3451
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$940,000

Median sale price

Median price \$840,000	Property Typ	House	Suburb	McKenzie Hill
Period - From 01/10/2023	to 30/09/202	24 Sc	ource 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

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



Date of sale







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)

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Agent Comments

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)

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Agent Comments

Agent Comments

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)

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

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





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