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	24 Woodman Drive, McKenzie Hill Vic 3451

Indicative selling price

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

Single price	$975,000

Median sale price

Median price	$730,000	Property Type	House	Suburb	McKenzie Hill
Period - From	10/11/2021	to 09/11/2022		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	28 Phyllis Cr MCKENZIE HILL 3451	$1,075,000	24/02/2022
2	9 Catherine Ct CAMPBELLS CREEK 3451	$970,000	27/09/2022
3	66 Elizabeth St CASTLEMAINE 3450	$955,000	01/03/2022

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:	10/11/2022 13:04

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Property Type:

Agent Comments

Indicative Selling Price
$975,000
Median House Price
10/11/2021 - 09/11/2022: $730,000

Comparable Properties

28 Phyllis Cr MCKENZIE HILL 3451 (VG)

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Price: $1,075,000
Method: Sale
Date: 24/02/2022
Property Type: House (Res)
Land Size: 1020 sqm approx

Agent Comments

9 Catherine Ct CAMPBELLS CREEK 3451 (REI)

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Price: $970,000
Method: Private Sale
Date: 27/09/2022
Property Type: House
Land Size: 1865 sqm approx

Agent Comments

66 Elizabeth St CASTLEMAINE 3450 (REI/VG)

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Price: $955,000
Method: Private Sale
Date: 01/03/2022
Property Type: House
Land Size: 2263 sqm approx

Agent Comments

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