Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	11 Kingfisher Dr, McKenzie Hill Vic 3451
Including suburb and	
postcode	The second secon

Indicative selling price

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

Single price \$295,000

Median sale price

Median price	\$249,000	Pro	perty Type	Vacant la	nd	Suburb	McKenzie Hill
Period - From	26/03/2023	to	25/03/2024		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	20 Gunangara Dr MUCKLEFORD 3451	\$310,000	04/10/2023
2	24 Gunangara Dr MUCKLEFORD 3451	\$300,000	15/12/2023
3	26 Gunangara Dr MUCKLEFORD 3451	\$282,500	20/02/2024

OR

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/03/2024 14:27













Property Type: Land Land Size: 719 sqm approx

Agent Comments

Indicative Selling Price \$295,000 **Median Land Price**

26/03/2023 - 25/03/2024: \$249,000

Comparable Properties



20 Gunangara Dr MUCKLEFORD 3451 (REI/VG)

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Price: \$310,000 Method: Private Sale Date: 04/10/2023 Property Type: Land Land Size: 911 sqm approx **Agent Comments**

24 Gunangara Dr MUCKLEFORD 3451 (VG)







Price: \$300.000 Method: Sale Date: 15/12/2023 Property Type: Land Land Size: 981 sqm approx **Agent Comments**



26 Gunangara Dr MUCKLEFORD 3451 (REI)





Price: \$282,500

Method: Private Sale Date: 20/02/2024 Property Type: Land

Land Size: 1075 sqm approx

Agent Comments

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377





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