

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11 Kingfisher Dr, McKenzie Hill Vic 3451

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

Property Type

Vacant land

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.

	Address 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

B* ~~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)

Agent Comments



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

24 Gunangara Dr MUCKLEFORD 3451 (VG)

Agent Comments



Price: \$300,000
Method: Sale
Date: 15/12/2023
Property Type: Land
Land Size: 981 sqm approx

26 Gunangara Dr MUCKLEFORD 3451 (REI)

Agent Comments



Price: \$282,500
Method: Private Sale
Date: 20/02/2024
Property Type: Land
Land Size: 1075 sqm approx



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