

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

20 Jarrod Drive, 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 \$203,000

Property Type Vacant land

Suburb McKenzie Hill

Period - From 14/10/2020

to 13/10/2021

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	7a Reckleben St CASTLEMAINE 3450	\$310,000	13/07/2020
2	48A Bull St CASTLEMAINE 3450	\$262,500	27/03/2021
3	16 Hill View Ct MCKENZIE HILL 3451	\$250,000	05/02/2021

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:

14/10/2021 10:51



Property Type: Land
Land Size: 1000 sqm approx
Agent Comments

Indicative Selling Price
\$295,000
Median Land Price
14/10/2020 - 13/10/2021: \$203,000

Comparable Properties



7a Reckleben St CASTLEMAINE 3450 (REI/VG) **Agent Comments**



Price: \$310,000
Method: Private Sale
Date: 13/07/2020
Property Type: Land
Land Size: 1085 sqm approx

48A Bull St CASTLEMAINE 3450 (VG)

Agent Comments



Price: \$262,500
Method: Sale
Date: 27/03/2021
Property Type: Land
Land Size: 1000 sqm approx



16 Hill View Ct MCKENZIE HILL 3451 (VG)

Agent Comments



Price: \$250,000
Method: Sale
Date: 05/02/2021
Property Type: Land
Land Size: 841 sqm approx

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