Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$850,000

Property	offered	for sale
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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

Range between \$890,000 & \$940,000	Range between	\$890,000	&	\$940,000
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Median sale price

OR

Median price	\$837,500	Pro	perty Type	House		Suburb	McKenzie Hill
Period - From	01/01/2024	to	31/12/2024		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.

Add	dress of comparable property	Price	Date of sale
1	16 Phyllis Cr MCKENZIE HILL 3451	\$815,000	09/07/2024
2	16 Carloway Dr MCKENZIE HILL 3451	\$840,000	24/06/2024

3 8 Carloway Dr MCKENZIE HILL 3451

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:	20/01/2025 12:56



14/02/2024









Property Type: House **Land Size:** 780 sqm approx

Agent Comments

Indicative Selling Price \$890,000 - \$940,000 Median House Price

Year ending December 2024: \$837,500

Comparable Properties



16 Phyllis Cr MCKENZIE HILL 3451 (REI/VG)

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Agent Comments

Price: \$815,000 Method: Private Sale Date: 09/07/2024 Property Type: House Land Size: 850 sqm approx



16 Carloway Dr MCKENZIE HILL 3451 (REI/VG)

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Agent Comments

Price: \$840,000 Method: Private Sale Date: 24/06/2024 Property Type: House Land Size: 907 sqm approx



8 Carloway Dr MCKENZIE HILL 3451 (REI/VG)

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Price: \$850,000 Method: Private Sale Date: 14/02/2024 Property Type: House Land Size: 964 sqm approx Agent Comments

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





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