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Property Type: Retail - Mixed Use

(Unspecified)

Land Size: 880 sqm approx

Agent Comments

Indicative Selling Price \$845,000 Median House Price

Year ending December 2024: \$837,500

Comparable Properties



2 Woodman Dr MCKENZIE HILL 3451 (REI/VG)

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Price: \$795,000 Method: Private Sale Date: 19/11/2024 Property Type: House Land Size: 678 sqm approx **Agent Comments**



31 Martin St MCKENZIE HILL 3451 (VG)

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6

Price: \$850,000 Method: Sale Date: 02/07/2024

Property Type: House (Res) **Land Size:** 1074 sqm approx

Agent Comments



7 Acacia Ct MCKENZIE HILL 3451 (REI/VG)

4

Price: \$835,000



7

Agent Comments

Method: Private Sale
Date: 05/03/2024
Property Type: House

Land Size: 671 sqm approx

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





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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	13 Alfred Drive, 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

Single price \$845,000

Median sale price

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

Ad	Address of comparable property		Date of sale
1	2 Woodman Dr MCKENZIE HILL 3451	\$795,000	19/11/2024
2	31 Martin St MCKENZIE HILL 3451	\$850,000	02/07/2024
3	7 Acacia Ct MCKENZIE HILL 3451	\$835,000	05/03/2024

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:	29/01/2025 11:50
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