



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)

Agent Comments



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



31 Martin St MCKENZIE HILL 3451 (VG)

Agent Comments



Price: \$850,000
Method: Sale
Date: 02/07/2024
Property Type: House (Res)
Land Size: 1074 sqm approx



7 Acacia Ct MCKENZIE HILL 3451 (REI/VG)

Agent Comments



Price: \$835,000
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

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

13 Alfred Drive, McKenzie Hill Vic 3451

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

Property 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.

	Address of comparable property	Price	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