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

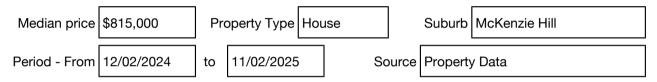
50 Ireland Street, McKenzie Hill Vic 3451

Indicative selling price

For the meaning of thi		

Single price \$739,000

Median sale price



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	37 Mckenzie Way MCKENZIE HILL 3451	\$720,000	11/02/2025
2	24 Phyllis Cr MCKENZIE HILL 3451	\$780,000	02/12/2024
3	62 Maldon Rd MCKENZIE HILL 3451	\$729,000	06/11/2024

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:

12/02/2025 09:36









Property Type: Agent Comments Indicative Selling Price \$739,000 Median House Price 12/02/2024 - 11/02/2025: \$815,000

Comparable Properties



Price: \$720,000 Method: Private Sale Date: 11/02/2025 Property Type: House Land Size: 435 sqm approx

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3



24 Phyllis Cr MCKENZIE HILL 3451 (REI)

37 Mckenzie Way MCKENZIE HILL 3451 (REI)

2



Price: \$780,000 Method: Private Sale Date: 02/12/2024 Property Type: House Land Size: 936 sqm approx



62 Maldon Rd MCKENZIE HILL 3451 (REI/VG)

Agent Comments

Agent Comments

Agent Comments



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



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