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

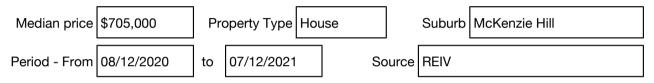
85 Diamond Gully Road, McKenzie Hill Vic 3451

Indicative selling price

For the meaning of this		

Single price \$595,000

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	14 Baird St CASTLEMAINE 3450	\$625,000	18/11/2021
2	5 Wallace St CASTLEMAINE 3450	\$585,000	08/11/2021
3	30 Eleanor Dr CAMPBELLS CREEK 3451	\$585,000	21/10/2021

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:

08/12/2021 17:11









Rooms: 4 Property Type: House Land Size: 810 sqm approx Agent Comments

Indicative Selling Price \$595,000 **Median House Price** 08/12/2020 - 07/12/2021: \$705,000

Comparable Properties





2 **2**

Price: \$585,000 Method: Private Sale Date: 21/10/2021 Property Type: House Land Size: 2225 sqm approx

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



propertydata

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