

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 price see consumer.vic.gov.au/underquoting

Single price

\$595,000

Median sale price

Median price

\$705,000

Property Type

House

Suburb

McKenzie Hill

Period - From

08/12/2020

to

07/12/2021

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	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



 3  1  4

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



14 Baird St CASTLEMAINE 3450 (REI)

Agent Comments

 3  1  2

Price: \$625,000
Method: Private Sale
Date: 18/11/2021
Property Type: House
Land Size: 587 sqm approx



5 Wallace St CASTLEMAINE 3450 (REI/VG)

Agent Comments

 3  1  2

Price: \$585,000
Method: Private Sale
Date: 08/11/2021
Property Type: House
Land Size: 751 sqm approx



30 Eleanor Dr CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

 2  1  2

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