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

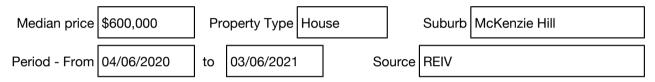
15 Phyllis Crescent, McKenzie Hill Vic 3451

Indicative selling price

For the meaning of this		

Single price \$695,000

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	10 Phyllis Cr MCKENZIE HILL 3451	\$685,000	16/03/2021
2	16 Phyllis Cr MCKENZIE HILL 3451	\$584,000	15/06/2020
3	39 Woodman Dr MCKENZIE HILL 3451	\$629,000	07/05/2021

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:

04/06/2021 15:24





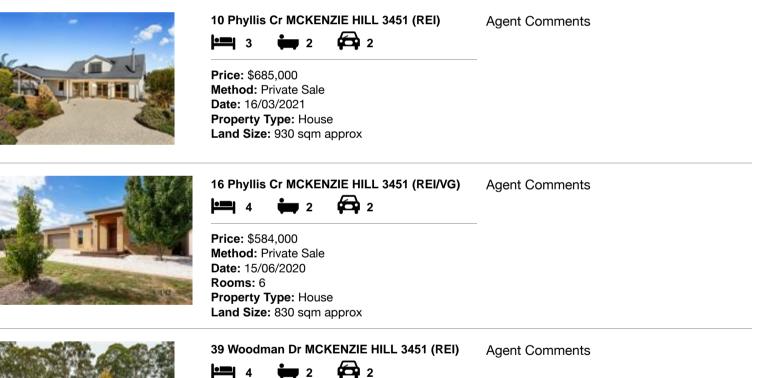




Property Type: Agent Comments

Indicative Selling Price \$695,000 **Median House Price** 04/06/2020 - 03/06/2021: \$600,000

Comparable Properties







Price: \$629,000 Method: Private Sale Date: 07/05/2021 Property Type: House Land Size: 653 sqm approx

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.