

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 price see consumer.vic.gov.au/underquoting

Single price

\$695,000

Median sale price

Median price

\$600,000

Property Type

House

Suburb

McKenzie Hill

Period - From

04/06/2020

to

03/06/2021

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	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



10 Phyllis Cr MCKENZIE HILL 3451 (REI)

Agent Comments



Price: \$685,000
Method: Private Sale
Date: 16/03/2021
Property Type: House
Land Size: 930 sqm approx



16 Phyllis Cr MCKENZIE HILL 3451 (REI/VG)

Agent Comments



Price: \$584,000
Method: Private Sale
Date: 15/06/2020
Rooms: 6
Property Type: House
Land Size: 830 sqm approx



39 Woodman Dr MCKENZIE HILL 3451 (REI)

Agent Comments



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