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	5 McKenzie Way, McKenzie Hill Vic 3451
Including suburb or	
locality and postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	\$795,000
Sirigle price	\$793,000

Median sale price

Median price \$715,000	Pro	perty Type Ho	use	Sub	urb McKenzie Hill
Period - From 22/02/2021	to	21/02/2022	Sou	rce REI\	/

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

Add	dress of comparable property	Price	Date of sale
1	3 Captain Day Rd CAMPBELLS CREEK 3451	\$795,000	25/11/2021
2	6 Woodman Dr MCKENZIE HILL 3451	\$765,000	10/12/2021
3	24 Mckenzie Way MCKENZIE HILL 3451	\$745,000	11/10/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	22/02/2022 09:41









Indicative Selling Price \$795,000 Median House Price 22/02/2021 - 21/02/2022: \$715,000

Comparable Properties



3 Captain Day Rd CAMPBELLS CREEK 3451

(REI)

— 2

2

Price: \$795,000 Method: Private Sale Date: 25/11/2021 Property Type: House Land Size: 1012 sqm approx

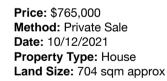
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2



6 Woodman Dr MCKENZIE HILL 3451 (REI/VG) Agent Comments

Agent Comments





24 Mckenzie Way MCKENZIE HILL 3451

(REI/VG)

4

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Price: \$745,000 Method: Private Sale Date: 11/10/2021 Property Type: House Land Size: 754 sqm approx Agent Comments

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



