

# 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

5 McKenzie Way, McKenzie Hill Vic 3451

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$795,000

### Median sale price

Median price

\$715,000

Property Type

House

Suburb

McKenzie Hill

Period - From

22/02/2021

to

21/02/2022

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	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 comparable properties 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



**Property Type:**  
**Agent Comments**

**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)** **Agent Comments**



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



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



**Price:** \$765,000  
**Method:** Private Sale  
**Date:** 10/12/2021  
**Property Type:** House  
**Land Size:** 704 sqm approx



**24 McKenzie Way MCKENZIE HILL 3451 (REI/VG)** **Agent Comments**



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