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

16 Lushington Rise, McKenzie Hill Vic 3451

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betwee	\$725,000		&		\$750,000			
Median sale p	rice							
Median price	\$825,000	Pro	operty Type	Hou	se		Suburb	McKenzie Hill
Period - From	30/01/2024	to	29/01/2025		So	urce	Property	/ Data

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.

Ad	dress of comparable property	Price	Date of sale
1	12 Sheoak Ct CAMPBELLS CREEK 3451	\$705,000	25/11/2024
2	62 Maldon Rd MCKENZIE HILL 3451	\$729,000	06/11/2024
3	1 Gurri Dr MUCKLEFORD 3451	\$685,000	12/08/2024

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.

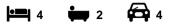
This Statement of Information was prepared on:

30/01/2025 10:37



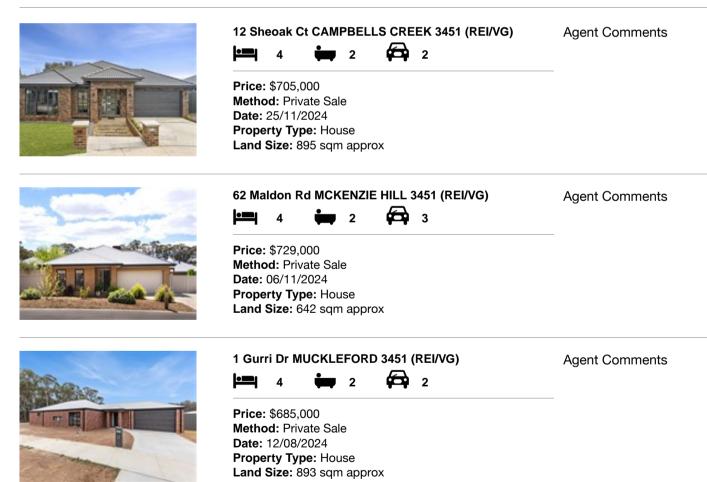






Property Type: House Land Size: 800 sqm approx Agent Comments Indicative Selling Price \$725,000 - \$750,000 Median House Price 30/01/2024 - 29/01/2025: \$825,000

Comparable Properties



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



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