

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 consumer.vic.gov.au/underquoting

Range between \$725,000 & \$750,000

Median sale price

Median price \$825,000 Property Type House Suburb McKenzie Hill

Period - From 30/01/2024 to 29/01/2025 Source 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.

	Address 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



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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



12 Sheoak Ct CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

4 2 2

Price: \$705,000
Method: Private Sale
Date: 25/11/2024
Property Type: House
Land Size: 895 sqm approx



62 Maldon Rd MCKENZIE HILL 3451 (REI/VG)

Agent Comments

4 2 3

Price: \$729,000
Method: Private Sale
Date: 06/11/2024
Property Type: House
Land Size: 642 sqm approx



1 Gurri Dr MUCKLEFORD 3451 (REI/VG)

Agent Comments

4 2 2

Price: \$685,000
Method: Private Sale
Date: 12/08/2024
Property Type: House
Land Size: 893 sqm approx