

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

74 Ireland Street, McKenzie Hill Vic 3451

Indicative selling price

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

Single price

\$1,129,000

Median sale price

Median price

\$855,000

Property Type

House

Suburb

McKenzie Hill

Period - From

21/12/2022

to

20/12/2023

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	8 Sheehan Ct CASTLEMAINE 3450	\$1,120,000	11/05/2023
2	6 Grumont St CASTLEMAINE 3450	\$1,110,000	17/07/2023
3	39 Brown St CASTLEMAINE 3450	\$936,500	03/11/2023

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:

21/12/2023 11:49



Property Type:
Agent Comments

Indicative Selling Price
\$1,129,000

Median House Price
21/12/2022 - 20/12/2023: \$855,000

Comparable Properties



8 Sheehan Ct CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$1,120,000
Method: Private Sale
Date: 11/05/2023
Property Type: House
Land Size: 2892 sqm approx



6 Grumont St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$1,110,000
Method: Private Sale
Date: 17/07/2023
Property Type: House
Land Size: 20300 sqm approx



39 Brown St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$936,500
Method: Private Sale
Date: 03/11/2023
Property Type: House
Land Size: 1251 sqm approx