Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 9 Woodman Drive, McKenzie Hill Vic 3451

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot/	ting		
Range betwee	\$695,000		&		\$725,000			
Median sale p								
Median price	\$840,000	Pro	operty Type	Hou	se		Suburb	McKenzie Hill
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	9 Shilney Ct CAMPBELLS CREEK 3451	\$680,000	30/12/2024
2	4 Yulawil Av CAMPBELLS CREEK 3451	\$680,000	31/07/2024
3	51 Woodman Dr MCKENZIE HILL 3451	\$705,000	14/07/2023

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:

07/01/2025 11:38









Property Type: House **Land Size:** 602 sqm approx Agent Comments Indicative Selling Price \$695,000 - \$725,000 Median House Price Year ending September 2024: \$840,000

Comparable Properties



Price: \$680,000 Method: Private Sale Date: 30/12/2024

9 Shilney Ct CAMPBELLS CREEK 3451 (REI)

5

Property Type: House Land Size: 724 sqm approx

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4 Yulawil Av CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

Agent Comments

Agent Comments



Price: \$680,000 Method: Private Sale Date: 31/07/2024 Property Type: House Land Size: 560 sqm approx



51 Woodman Dr MCKENZIE HILL 3451 (REI/VG)



Price: \$705,000 Method: Private Sale Date: 14/07/2023 Property Type: House Land Size: 608 sqm approx

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

propertydata



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