

# 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 Acacia Court, 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

\$849,000

### Median sale price

Median price

\$550,000

Property Type

House

Suburb

McKenzie Hill

Period - From

01/10/2020

to

31/12/2020

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 eighteen 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	5 The Terrace CASTLEMAINE 3450	\$912,500	11/12/2020
2	10 Alfred Dr MCKENZIE HILL 3451	\$849,000	29/10/2019
3			

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 eighteen months.~~

This Statement of Information was prepared on:

19/02/2021 09:01



 4  2  2

**Property Type:** Land  
**Land Size:** 758 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$849,000

**Median House Price**  
December quarter 2020: \$550,000

## Comparable Properties



**5 The Terrace CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

 4  2  4

**Price:** \$912,500  
**Method:** Private Sale  
**Date:** 11/12/2020  
**Property Type:** House  
**Land Size:** 811 sqm approx



**10 Alfred Dr MCKENZIE HILL 3451 (REI/VG)**

**Agent Comments**

 4  2  4

**Price:** \$849,000  
**Method:** Private Sale  
**Date:** 29/10/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 728 sqm approx

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 eighteen months.