Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	5 Acacia Court, McKenzie Hill Vic 3451
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price	\$849,000

Median sale price

Median price \$550,000	Pro	pperty Type Ho	use	Subu	mcKenzie Hill
Period - From 01/10/2020	to	31/12/2020	Soui	rce 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

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.

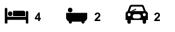
This Statement of Information was prepared on:	19/02/2021 09:01



Date of sale







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)

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



10 Alfred Dr MCKENZIE HILL 3451 (REI/VG)

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Price: \$849,000 Method: Private Sale Date: 29/10/2019 Rooms: 6

Property Type: House **Land Size:** 728 sqm approx

Agent Comments

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.

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



