

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

138 Willy Milly Road, Mckenzie Hill Vic 3451

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$395,000

Median sale priceMedian price House Unit Suburb or locality Mckenzie HillPeriod - From to 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	110 Diamond Gully Rd MCKENZIE HILL 3451	\$450,000	20/02/2017
2	203 Rilens Rd MUCKLEFORD 3451	\$425,000	20/04/2017
3	309 Sinclairs La WALMER 3463	\$332,000	31/05/2017

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.~~



 4  1  2

Rooms:
Property Type: House
Land Size: 16188 sqm approx
Agent Comments

Indicative Selling Price
\$395,000

Comparable Properties



110 Diamond Gully Rd MCKENZIE HILL 3451 (VG) **Agent Comments**

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Price: \$450,000
Method: Sale
Date: 20/02/2017
Rooms: -
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 4629 sqm approx



203 Rilens Rd MUCKLEFORD 3451 (REI/VG) **Agent Comments**

 3  2  6

Price: \$425,000
Method: Private Sale
Date: 20/04/2017
Rooms: 5
Property Type: House
Land Size: 32376 sqm approx



309 Sinclairs La WALMER 3463 (REI) **Agent Comments**

 3  1  3

Price: \$332,000
Method: Private Sale
Date: 31/05/2017
Rooms: -
Property Type: House