

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

6 Woodman Drive, McKenzie Hill Vic 3451

Indicative selling price

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

Single price \$765,000

Median sale price

Median price \$665,000

Property Type House

Suburb McKenzie Hill

Period - From 29/10/2020

to 28/10/2021

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	24 Mckenzie Way MCKENZIE HILL 3451	\$745,000	11/10/2021
2	8 Lushington Rise MCKENZIE HILL 3451	\$715,000	14/09/2021
3	1 Hill View Ct MCKENZIE HILL 3451	\$710,000	09/08/2021

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:

29/10/2021 14:43



Property Type:
Agent Comments

Indicative Selling Price
\$765,000

Median House Price
29/10/2020 - 28/10/2021: \$665,000

Comparable Properties



24 McKenzie Way MCKENZIE HILL 3451 (REI) **Agent Comments**



Price: \$745,000
Method: Private Sale
Date: 11/10/2021
Property Type: House
Land Size: 754 sqm approx



8 Lushington Rise MCKENZIE HILL 3451 (REI) **Agent Comments**



Price: \$715,000
Method: Private Sale
Date: 14/09/2021
Property Type: House
Land Size: 762 sqm approx



1 Hill View Ct MCKENZIE HILL 3451 (REI/VG) **Agent Comments**



Price: \$710,000
Method: Private Sale
Date: 09/08/2021
Property Type: House
Land Size: 760 sqm approx