## 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

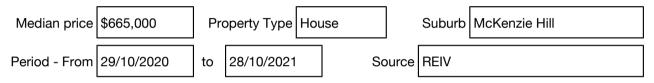
6 Woodman Drive, McKenzie Hill Vic 3451

## Indicative selling price

For the meaning of thi		

Single price \$765,000

#### Median sale price



## 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)



**2** 

Agent Comments

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

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



propertydata

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