

#### 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	22 Phyllis Crescent, McKenzie Hill Vic 3451
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

Single price \$635,000

### Median sale price

Median price	\$536,000	Hou	ise X	Unit		Suburb or locality	McKenzie Hill
Period - From	01/07/2018	to	30/06/2019		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	24 Mckenzie Way MCKENZIE HILL 3451	\$620,000	28/03/2019
2	38 Chapmans Rd CASTLEMAINE 3450	\$620,000	12/11/2018
3	2/88 Brown St CASTLEMAINE 3450	\$565,000	08/10/2018

#### 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.

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

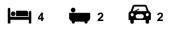




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Rooms: 7

**Property Type:** House **Land Size:** 740 sqm approx

**Agent Comments** 

Indicative Selling Price \$635,000 Median House Price Year ending June 2019: \$536,000

## Comparable Properties



24 Mckenzie Way MCKENZIE HILL 3451 (REI/VG)

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**2** 

**Price:** \$620,000 **Method:** Private Sale **Date:** 28/03/2019

Rooms: -

**Property Type:** House **Land Size:** 754 sqm approx

**Agent Comments** 

Agent Comments

Agent Comments



38 Chapmans Rd CASTLEMAINE 3450 (REI/VG)

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Price: \$620,000 Method: Private Sale Date: 12/11/2018

Rooms: -

Property Type: House Land Size: 1018 sqm approx

2/88 Brown St CASTLEMAINE 3450 (REI/VG)







Price: \$565,000 Method: Private Sale Date: 08/10/2018

Rooms: 5

**Property Type:** House **Land Size:** 670 sqm approx

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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