

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

22 Phyllis Crescent, McKenzie Hill Vic 3451

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

Single price \$635,000

Median sale priceMedian price \$536,000 House ☒ 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.



4 2 2

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)

Agent Comments

4 2 2

Price: \$620,000
Method: Private Sale
Date: 28/03/2019
Rooms: -
Property Type: House
Land Size: 754 sqm approx



38 Chapmans Rd CASTLEMAINE 3450
 (REI/VG)

Agent Comments

4 2 2

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)

Agent Comments

3 2 2

Price: \$565,000
Method: Private Sale
Date: 08/10/2018
Rooms: 5
Property Type: House
Land Size: 670 sqm approx