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

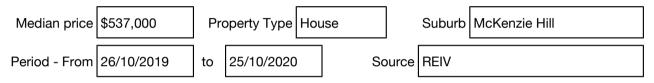
20 Yurunga Drive, McKenzie Hill Vic 3451

Indicative selling price

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Single price \$639,000

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.

Add	dress of comparable property	Price	Date of sale
1	9 Haydn Ct CASTLEMAINE 3450	\$647,500	01/04/2020
2	16 Mckenzie Way MCKENZIE HILL 3451	\$620,000	09/11/2019
3	29 Woodman Dr MCKENZIE HILL 3451	\$610,000	10/07/2020

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:

26/10/2020 15:24



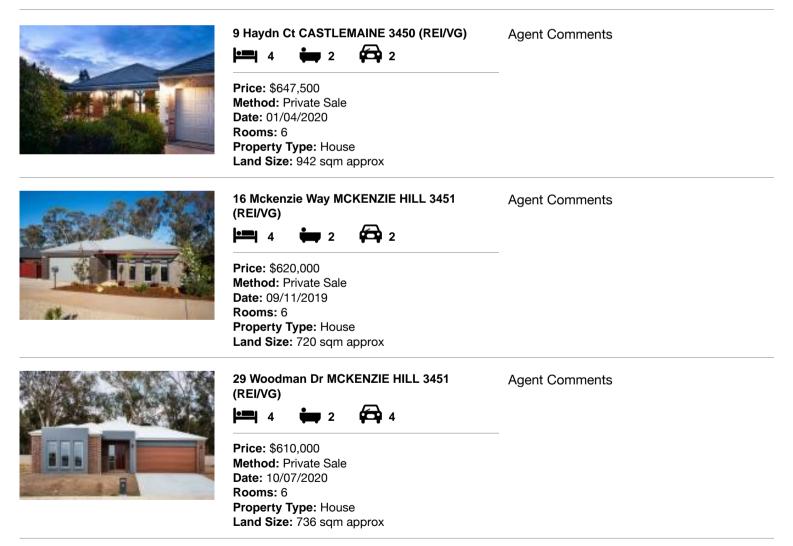






Rooms: 5 Property Type: House Land Size: 730 sqm approx Agent Comments Indicative Selling Price \$639,000 Median House Price 26/10/2019 - 25/10/2020: \$537,000

Comparable Properties



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

propertydata



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.