

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

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

Single price

\$639,000

Median sale price

Median price

\$537,000

Property Type

House

Suburb

McKenzie Hill

Period - From

26/10/2019

to

25/10/2020

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	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



3 2 2

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



9 Haydn Ct CASTLEMAINE 3450 (REI/VG)

Agent Comments

4 2 2

Price: \$647,500
Method: Private Sale
Date: 01/04/2020
Rooms: 6
Property Type: House
Land Size: 942 sqm approx



16 McKenzie Way MCKENZIE HILL 3451 (REI/VG)

Agent Comments

4 2 2

Price: \$620,000
Method: Private Sale
Date: 09/11/2019
Rooms: 6
Property Type: House
Land Size: 720 sqm approx



29 Woodman Dr MCKENZIE HILL 3451 (REI/VG)

Agent Comments

4 2 4

Price: \$610,000
Method: Private Sale
Date: 10/07/2020
Rooms: 6
Property Type: House
Land Size: 736 sqm approx