

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

24 Willy Milly Road, McKenzie Hill Vic 3451

Indicative selling price

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

Range between \$840,000

&

\$895,000

Median sale price

Median price \$750,000

Property Type House

Suburb McKenzie Hill

Period - From 01/10/2021

to

30/09/2022

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	89 Moscript St CAMPBELLS CREEK 3451	\$895,000	07/03/2022
2	1871 Pyrenees Hwy MUCKLEFORD 3451	\$885,000	15/11/2022
3	20 Lyndham Rd MUCKLEFORD 3451	\$882,000	14/10/2022

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:

13/12/2022 15:15



3
 2
 4

Property Type: House
Land Size: 22112 sqm approx
Agent Comments

Indicative Selling Price
 \$840,000 - \$895,000
Median House Price
 Year ending September 2022: \$750,000

Comparable Properties



89 Moscript St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

3
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 8

Price: \$895,000
Method: Private Sale
Date: 07/03/2022
Property Type: House
Land Size: 8916 sqm approx



1871 Pyrenees Hwy MUCKLEFORD 3451 (REI) **Agent Comments**

4
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 6

Price: \$885,000
Method: Private Sale
Date: 15/11/2022
Property Type: House
Land Size: 4046.86 sqm approx



20 Lyndham Rd MUCKLEFORD 3451 (REI)

Agent Comments

4
 2
 8

Price: \$882,000
Method: Private Sale
Date: 14/10/2022
Property Type: House
Land Size: 40900 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377