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

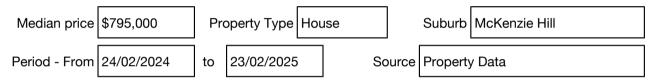
16 Lushington Rise, McKenzie Hill Vic 3451

Indicative selling price

For the meaning of this		

Single price \$725,000

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.

Address of comparable property		Price	Date of sale
1	37 Mckenzie Way MCKENZIE HILL 3451	\$720,000	11/02/2025
2	14 Cherry Av CAMPBELLS CREEK 3451	\$780,000	04/02/2025
3	9 Shilney Ct CAMPBELLS CREEK 3451	\$680,000	30/12/2024

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.

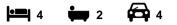
This Statement of Information was prepared on:

24/02/2025 14:49









Property Type: House Land Size: 800 sqm approx Agent Comments

Indicative Selling Price \$725,000 **Median House Price** 24/02/2024 - 23/02/2025: \$795,000

Comparable Properties



Price: \$720,000 Method: Private Sale Date: 11/02/2025 Property Type: House Land Size: 435 sqm approx

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3



14 Cherry Av CAMPBELLS CREEK 3451 (REI)

37 Mckenzie Way MCKENZIE HILL 3451 (REI)

2

2



Price: \$780,000 Method: Private Sale Date: 04/02/2025 Property Type: House Land Size: 798 sqm approx

9 Shilney Ct CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

Agent Comments

Agent Comments



Price: \$680,000 Method: Private Sale Date: 30/12/2024 Property Type: House Land Size: 724 sqm approx

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



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