

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 Grandview Dr, McKenzie Hill Vic 3451

Indicative selling price

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

Single price \$950,000

Median sale price

Median price \$745,000

Property Type House

Suburb McKenzie Hill

Period - From 07/10/2021

to 06/10/2022

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	9 McKenzie Way MCKENZIE HILL 3451	\$951,000	25/10/2021
2	3 Domain Dr CASTLEMAINE 3450	\$1,149,000	27/05/2022
3	85a Diamond Gully Rd MCKENZIE HILL 3451	\$900,000	14/02/2022

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:

07/10/2022 14:54



4 2 2

Property Type: House
Land Size: 832 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$950,000

Median House Price
07/10/2021 - 06/10/2022: \$745,000

Comparable Properties

9 McKenzie Way MCKENZIE HILL 3451 (REI) [Agent Comments](#)

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Price: \$951,000
Method:
Date: 25/10/2021
Property Type: House



3 Domain Dr CASTLEMAINE 3450 (REI/VG) [Agent Comments](#)

4 2 4

Price: \$1,149,000
Method: Private Sale
Date: 27/05/2022
Property Type: House
Land Size: 856 sqm approx



85a Diamond Gully Rd MCKENZIE HILL 3451 (REI/VG) [Agent Comments](#)

4 2 4

Price: \$900,000
Method: Private Sale
Date: 14/02/2022
Property Type: House
Land Size: 771 sqm approx