

# 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

12 Carloway Drive, McKenzie Hill Vic 3451

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$595,000

### Median sale price

Median price \$543,500

Property Type House

Suburb McKenzie Hill

Period - From 19/09/2018

to

18/09/2019

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	24 Mckenzie Way MCKENZIE HILL 3451	\$620,000	28/03/2019
2	4 Carloway Dr MCKENZIE HILL 3451	\$610,000	22/03/2019
3	8 Carloway Dr MCKENZIE HILL 3451	\$578,000	10/12/2018

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:

19/09/2019 12:58



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**Rooms:** 6  
**Property Type:** House  
**Land Size:** 1040 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$595,000

**Median House Price**  
19/09/2018 - 18/09/2019: \$543,500

## Comparable Properties



**24 McKenzie Way MCKENZIE HILL 3451 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 28/03/2019  
**Property Type:** House  
**Land Size:** 754 sqm approx



**4 Carloway Dr MCKENZIE HILL 3451 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$610,000  
**Method:** Private Sale  
**Date:** 22/03/2019  
**Property Type:** House  
**Land Size:** 1099 sqm approx



**8 Carloway Dr MCKENZIE HILL 3451 (VG)**

**Agent Comments**

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**Price:** \$578,000  
**Method:** Sale  
**Date:** 10/12/2018  
**Property Type:** House (Res)  
**Land Size:** 965 sqm approx