## 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

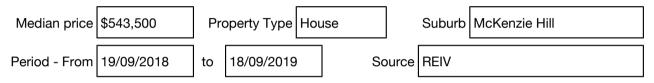
12 Carloway Drive, McKenzie Hill Vic 3451

#### Indicative selling price

For the meaning of this		

Single price \$595,000

#### 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	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



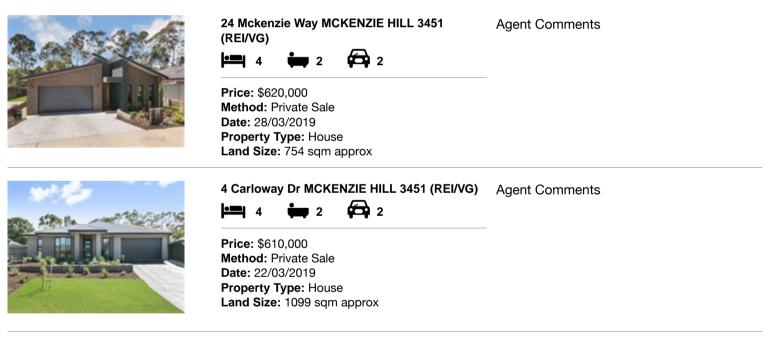






Rooms: 6 Property Type: House Land Size: 1040 sqm approx Agent Comments Indicative Selling Price \$595,000 Median House Price 19/09/2018 - 18/09/2019: \$543,500

# **Comparable Properties**





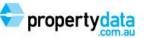
8 Carloway Dr MCKENZIE HILL 3451 (VG)

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

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.