

## Multiple residential properties located outside the Melbourne metropolitan area

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **multiple units in a residential development located outside the Melbourne metropolitan area** are being offered for sale at the same time. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **[consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)**.

This Statement of Information must be provided to a prospective buyer within two business days of a request, included with any Internet advertisement and displayed at any open for inspection for the property for sale.

Address  
Including suburb or locality  
and postcode

Unit type or class

**CONSUMER AFFAIRS VICTORIA**

Unit type or class	Single price	Lower price	Higher price

Additional entries may be included or attached as required.

### Unit median sale price

Median price	\$750,000	Suburb or locality	McKenzie Hill
Period - From	27.11.2021	To	27.05.2022
Source	Realestate.com.au		

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

Address of comparable property	Price	Date of sale
17 Hillview Court, McKenzie Hill 3451 VIC	\$370,000	24.02.2022
7-9 Blakeley Road, Castlemaine 3450 VIC	\$345,000	31.01.2022
6 Hakea Drive, Castlemaine 3450 VIC	\$285,000	01.01.2022

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.~~

This Statement of Information was prepared on: 27.05.2022