

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

26 Ireland Street, McKenzie Hill Vic 3451

Indicative selling price

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

Single price

\$825,000

Median sale price

Median price

\$827,500

Property Type

House

Suburb

McKenzie Hill

Period - From

22/05/2022

to

21/05/2023

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	136 Rowley Park Rd CAMPBELLS CREEK 3451	\$895,000	08/02/2023
2	22 Eleanor Dr CAMPBELLS CREEK 3451	\$825,000	03/01/2023
3	36 Lawrence St CASTLEMAINE 3450	\$800,000	06/12/2022

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:

22/05/2023 15:43



Property Type:
Agent Comments

Indicative Selling Price
\$825,000

Median House Price
22/05/2022 - 21/05/2023: \$827,500

Comparable Properties



136 Rowley Park Rd CAMPBELLS CREEK 3451 (REI)

Agent Comments



Price: \$895,000
Method: Private Sale
Date: 08/02/2023
Property Type: House
Land Size: 3324 sqm approx



22 Eleanor Dr CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$825,000
Method: Private Sale
Date: 03/01/2023
Property Type: House
Land Size: 2606.46 sqm approx



36 Lawrence St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$800,000
Method: Private Sale
Date: 06/12/2022
Property Type: House
Land Size: 1564 sqm approx