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

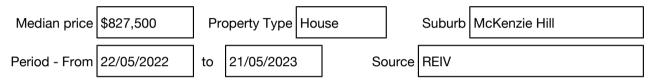
26 Ireland Street, McKenzie Hill Vic 3451

Indicative selling price

	For the m	eaning of	this price	see consume	r.vic.gov.au/	underquoting
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Single price \$825,000

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.

Ado	dress 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) Image: A I	Agent Comments
22 Eleanor Dr CAMPBELLS CREEK 3451 (REI/VG) 4 2 - Price: \$825,000 Method: Private Sale Date: 03/01/2023 Property Type: House Land Size: 2606.46 sqm approx	Agent Comments
36 Lawrence St CASTLEMAINE 3450 (REI/VG) 3 1 2 - Price: \$800,000 Method: Private Sale Date: 06/12/2022	Agent Comments

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

Property Type: House Land Size: 1564 sqm approx



propertydata comau

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