## 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

4 Keyolah Ct, McKenzie Hill Vic 3451

#### Indicative selling price

For the meaning	of this price see	consumer.vic.gov.a	u/underquoting	
Range betweer	\$200,000	&	\$220,000	
Median sale pr	ice*			
Median price		Property Type	Suburb McKenzie Hill	
Period - From		to	Source	

#### 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	21 Gurri Dr MUCKLEFORD 3451	\$285,000	06/06/2024
2	19 Gunangara Dr MUCKLEFORD 3451	\$245,000	21/01/2024
3	24 Gunangara Dr MUCKLEFORD 3451	\$300,000	15/12/2023

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:

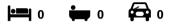
06/02/2025 10:56

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.









Property Type: Land Land Size: 420 sqm approx Agent Comments Indicative Selling Price \$200,000 - \$220,000 No median price available

# **Comparable Properties**

21 Gurri Dr MUCKLEFORD 3451 (VG)	Agent Comments	
Price: \$285,000 Method: Sale Date: 06/06/2024 Property Type: Land Land Size: 1361 sqm approx		
19 Gunangara Dr MUCKLEFORD 3451 (REI/VG) 	Agent Comments	
24 Gunangara Dr MUCKLEFORD 3451 (VG) 	Agent Comments	
	Price: \$285,000 Method: Sale Date: 06/06/2024 Property Type: Land Land Size: 1361 sqm approx 19 Gunangara Dr MUCKLEFORD 3451 (REI/VG) Image: 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. 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.