

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

128 Willy Milly Road, McKenzie Hill Vic 3451

Indicative selling price

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

Single price

\$895,000

Median sale price

Median price

\$629,000

Property Type

House

Suburb

McKenzie Hill

Period - From

22/09/2020

to

21/09/2021

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 eighteen 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	97 Willy Milly Rd, McKenzie Hill, Vic 3451, Australia	\$1,100,000	23/06/2021
2			
3			

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 eighteen months.~~

This Statement of Information was prepared on:

22/09/2021 13:38



 5  2  4+

Property Type:

Divorce/Estate/Family Transfers

Land Size: 20300 sqm approx

Agent Comments

Indicative Selling Price

\$895,000

Median House Price

22/09/2020 - 21/09/2021: \$629,000

Comparable Properties

**97 Willy Milly Rd, McKenzie Hill, Vic 3451,
Australia (REI)**

Agent Comments

 4  2  4

Price: \$1,100,000

Method:

Date: 23/06/2021

Property Type: House

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 eighteen months.