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

98 Diamond Gully Road, McKenzie Hill Vic 3451

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | |
|--|------------|-----|-------------------|--|-----------|------|--------|---------------|
| Range betwee | \$720,000 | | & | | \$760,000 | | | |
| Median sale price | | | | | | | | |
| Median price | \$837,500 | Pro | Property Type Hou | | ise | | Suburb | McKenzie Hill |
| Period - From | 01/01/2024 | to | 31/12/2024 | | So | urce | 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.

| Ade | dress of comparable property | Price | Date of sale |
|-----|------------------------------------|-----------|--------------|
| 1 | 37 Mckenzie Way MCKENZIE HILL 3451 | \$720,000 | 11/02/2025 |
| 2 | 24 Phyllis Cr MCKENZIE HILL 3451 | \$780,000 | 02/12/2024 |
| 3 | 62 Maldon Rd MCKENZIE HILL 3451 | \$729,000 | 06/11/2024 |

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:

19/02/2025 13:05









Rooms: 7 Property Type: Residential Land Size: 500 sqm approx Agent Comments Indicative Selling Price \$720,000 - \$760,000 Median House Price Year ending December 2024: \$837,500

Comparable Properties

| 37 Mckenzie Way MCKENZIE HILL 3451 (REI) 1 2 2 Price: \$720,000 Method: Private Sale Date: 11/02/2025 Property Type: House Land Size: 435 sqm approx | Agent Comments |
|--|----------------|
| 24 Phyllis Cr MCKENZIE HILL 3451 (REI) 3 2 2 2 Price: \$780,000 Method: Private Sale Date: 02/12/2024 Property Type: House Land Size: 936 sqm approx | Agent Comments |
| 62 Maldon Rd MCKENZIE HILL 3451 (REI/VG) 4 2 3 Price: \$729,000 Method: Private Sale Date: 06/11/2024 Property Type: House Land Size: 642 sqm approx | Agent Comments |

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



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