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	19 Martin Street, McKenzie Hill Vic 3451
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$795,000

Median sale price

Median price	\$837,500	Pro	perty Type	House		Suburb	McKenzie Hill
Period - From	01/01/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	12 Sheoak Ct CAMPBELLS CREEK 3451	\$705,000	25/11/2024
2	69 Princess St CAMPBELLS CREEK 3451	\$809,770	18/11/2024
3	50 Stephen St CAMPBELLS CREEK 3451	\$750,000	01/10/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	20/01/2025 12:50













Property Type: House Land Size: 2699 sqm approx

Agent Comments

Indicative Selling Price \$795,000 Median House Price

Year ending December 2024: \$837,500

Comparable Properties



12 Sheoak Ct CAMPBELLS CREEK 3451 (REI/VG)

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Price: \$705,000 Method: Private Sale Date: 25/11/2024 Property Type: House Land Size: 895 sqm approx Agent Comments



69 Princess St CAMPBELLS CREEK 3451 (REI)

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Agent Comments

Price: \$809,770 Method: Private Sale Date: 18/11/2024 Property Type: House Land Size: 2463 sqm approx



50 Stephen St CAMPBELLS CREEK 3451 (REI/VG)

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Price: \$750,000 Method: Private Sale Date: 01/10/2024 Property Type: House Land Size: 1308 sqm approx Agent Comments

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





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