## 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	118 Diamond Gully Road, McKenz	ie Hill Vic 3451	
Including suburb or	-		
locality and postcode			

#### Indicative selling price

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

Range between \$1,100,000	<b>S</b>	\$1,200,000
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#### Median sale price

Median price \$850,000	Pro	operty Type	House		Suburb	McKenzie Hill
Period - From 28/02/2023	to	27/02/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	12-14 Ray St CASTLEMAINE 3450	\$1,310,000	16/11/2023
2	47 Brown St CASTLEMAINE 3450	\$1,240,000	06/09/2023
3	2 Ryland Ct CASTLEMAINE 3450	\$970,000	15/12/2023

#### OR

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.

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This Statement of Information was prepared on:	28/02/2024 12:05













**Property Type: Agent Comments** 

**Indicative Selling Price** \$1,100,000 - \$1,200,000 **Median House Price** 28/02/2023 - 27/02/2024: \$850,000

# Comparable Properties



12-14 Ray St CASTLEMAINE 3450 (REI)





Price: \$1.310.000 Method: Private Sale Date: 16/11/2023 **Property Type:** House

Land Size: 4477 sqm approx

**Agent Comments** 



47 Brown St CASTLEMAINE 3450 (REI/VG)

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**Agent Comments** 

Price: \$1,240,000 Method: Private Sale Date: 06/09/2023 **Property Type:** House Land Size: 1599 sqm approx



2 Ryland Ct CASTLEMAINE 3450 (REI/VG)

3







Price: \$970,000 Method: Private Sale Date: 15/12/2023 **Property Type:** House

Land Size: 10319.49 sqm approx

**Agent Comments** 

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





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