

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

101 Diamond Gully Road, McKenzie Hill Vic 3451

Indicative selling price

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

Single price

\$825,000

Median sale price*

Median price

\$517,500

House

X

Unit

Suburb or locality

McKenzie Hill

Period - From

26/01/2018

to

26/09/2018

Source

PriceFinder

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	4 Mckenzie Way MCKENZIE HILL 3451	\$837,000	13/09/2017
2	2 National School La CAMPBELLS CREEK 3451	\$795,000	17/11/2017
3	12 Preshaw St CASTLEMAINE 3450	\$740,000	07/05/2018

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.



4 2 4

Rooms: 7
Property Type: Land
Land Size: 4047 sqm approx
Agent Comments

Indicative Selling Price
 \$825,000

Median House Price *
 26/01/2018 - 26/09/2018: \$517,500
 * Agent calculated median

Comparable Properties

4 Mckenzie Way MCKENZIE HILL 3451 (VG)

Agent Comments

5 - -

Price: \$837,000
Method: Sale
Date: 13/09/2017
Rooms: -
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 10450 sqm approx



2 National School La CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

5 2 2

Price: \$795,000
Method: Private Sale
Date: 17/11/2017
Rooms: -
Property Type: House
Land Size: 5020 sqm approx



12 Preshaw St CASTLEMAINE 3450 (REI/VG)

Agent Comments

4 3 10

Price: \$740,000
Method: Private Sale
Date: 07/05/2018
Rooms: -
Property Type: House
Land Size: 2001 sqm approx