

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

14 McKenzie Way, McKenzie Hill Vic 3451

Indicative selling price

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

Single price \$425,000

Median sale price

Median price \$835,000

Property Type House

Suburb McKenzie Hill

Period - From 20/11/2023

to 19/11/2024

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	Price	Date of sale
1	27 Lemon St CAMPBELLS CREEK 3451	\$360,000	03/09/2024
2	15 Gallway St CASTLEMAINE 3450	\$475,000	12/07/2024
3	18 Chapmans Rd CASTLEMAINE 3450	\$379,000	08/11/2023

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:

20/11/2024 14:51



Property Type:
Agent Comments

Indicative Selling Price
\$425,000
Median House Price
20/11/2023 - 19/11/2024: \$835,000

Comparable Properties

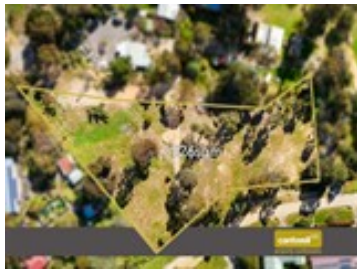


27 Lemon St CAMPBELLS CREEK 3451 (REI)

Agent Comments



Price: \$360,000
Method: Private Sale
Date: 03/09/2024
Property Type: Land
Land Size: 12140 sqm approx



15 Gallway St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$475,000
Method: Private Sale
Date: 12/07/2024
Property Type: Land
Land Size: 5526 sqm approx



18 Chapmans Rd CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$379,000
Method: Private Sale
Date: 08/11/2023
Property Type: Land
Land Size: 1651 sqm approx

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