## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

**Price** 

# Property offered for sale

Address	14 McKenzie Way, 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 \$425,000

#### Median sale price

Median price	\$835,000	Pro	perty 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

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



Date of sale







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)

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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)

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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)

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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





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