

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

51 Woodman Drive, McKenzie Hill Vic 3451

Indicative selling price

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

Single price

\$725,000

Median sale price

Median price

\$827,500

Property Type

House

Suburb

McKenzie Hill

Period - From

01/04/2022

to

31/03/2023

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	6 Lushington Rise MCKENZIE HILL 3451	\$765,000	02/05/2022
2	6 Phyllis Cr MCKENZIE HILL 3451	\$735,000	11/03/2022
3	18 Hill View Ct MCKENZIE HILL 3451	\$730,000	09/08/2022

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:

20/06/2023 14:28



3 2 2

Property Type: House
Land Size: 608 sqm approx
Agent Comments

Indicative Selling Price
\$725,000

Median House Price
Year ending March 2023: \$827,500

Comparable Properties



6 Lushington Rise MCKENZIE HILL 3451 (REI/VG)

Agent Comments

4 2 2

Price: \$765,000
Method: Private Sale
Date: 02/05/2022
Property Type: House
Land Size: 786 sqm approx



6 Phyllis Cr MCKENZIE HILL 3451 (REI/VG)

Agent Comments

4 2 2

Price: \$735,000
Method: Private Sale
Date: 11/03/2022
Property Type: House
Land Size: 700 sqm approx



18 Hill View Ct MCKENZIE HILL 3451 (REI/VG)

Agent Comments

3 2 2

Price: \$730,000
Method: Private Sale
Date: 09/08/2022
Property Type: House
Land Size: 625 sqm approx