

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

7 Phyllis Crescent, McKenzie Hill Vic 3451

Indicative selling price

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

Single price \$695,000

Median sale price

Median price \$712,500

Property Type House

Suburb McKenzie Hill

Period - From 13/12/2020

to 12/12/2021

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	15 Phyllis Cr MCKENZIE HILL 3451	\$700,000	27/06/2021
2	17 Lawrence Park Dr CASTLEMAINE 3450	\$620,000	09/12/2021
3	9 Phyllis Cr MCKENZIE HILL 3451	\$540,000	03/12/2020

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:

13/12/2021 14:49



Property Type: Land
Land Size: 703 sqm approx
Agent Comments

Indicative Selling Price
\$695,000

Median House Price
13/12/2020 - 12/12/2021: \$712,500

Comparable Properties

15 Phyllis Cr MCKENZIE HILL 3451 (VG)

Agent Comments



Price: \$700,000
Method: Sale
Date: 27/06/2021
Property Type: House (Res)
Land Size: 734 sqm approx



17 Lawrence Park Dr CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 09/12/2021
Property Type: House
Land Size: 581 sqm approx



9 Phyllis Cr MCKENZIE HILL 3451 (REI/VG)

Agent Comments



Price: \$540,000
Method: Private Sale
Date: 03/12/2020
Property Type: House
Land Size: 699 sqm approx