

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

118 Diamond Gully Road, McKenzie Hill Vic 3451

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$850,000

Property Type

House

Suburb

McKenzie Hill

Period - From

28/02/2023

to

27/02/2024

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 | 12-14 Ray St CASTLEMAINE 3450 | \$1,310,000 | 16/11/2023 |
| 2 | 47 Brown St CASTLEMAINE 3450 | \$1,240,000 | 06/09/2023 |
| 3 | 2 Ryland Ct CASTLEMAINE 3450 | \$970,000 | 15/12/2023 |

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:

28/02/2024 12:05



Property Type:
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
28/02/2023 - 27/02/2024: \$850,000

Comparable Properties



12-14 Ray St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$1,310,000
Method: Private Sale
Date: 16/11/2023
Property Type: House
Land Size: 4477 sqm approx



47 Brown St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$1,240,000
Method: Private Sale
Date: 06/09/2023
Property Type: House
Land Size: 1599 sqm approx



2 Ryland Ct CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$970,000
Method: Private Sale
Date: 15/12/2023
Property Type: House
Land Size: 10319.49 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377