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	93 Diamond Gully Road, 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 \$1,100,000

Median sale price

Median price	\$855,000	Pro	perty Type	House		Suburb	McKenzie Hill
Period - From	06/12/2022	to	05/12/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	12-14 Ray St CASTLEMAINE 3450	\$1,310,000	16/11/2023
2	8 Sheehan Ct CASTLEMAINE 3450	\$1,120,000	11/05/2023
3	22 Monaghan St MCKENZIE HILL 3451	\$960,000	08/09/2023

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.

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This Statement of Information was prepared on:	06/12/2023 14:43









Property Type:

Divorce/Estate/Family Transfers **Land Size:** 4047 sqm approx

Agent Comments

Indicative Selling Price \$1,100,000 Median House Price 06/12/2022 - 05/12/2023: \$855.000

Comparable Properties



12-14 Ray St CASTLEMAINE 3450 (REI)

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



8 Sheehan Ct CASTLEMAINE 3450 (REI/VG)

3

6

Price: \$1,120,000 Method: Private Sale Date: 11/05/2023 Property Type: House Land Size: 2892 sgm approx **Agent Comments**



22 Monaghan St MCKENZIE HILL 3451

(REI/VG)

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Price: \$960,000 Method: Private Sale Date: 08/09/2023 Property Type: House Land Size: 3080 sqm approx Agent Comments

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





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