

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 93 Diamond Gully Road, McKenzie Hill Vic 3451

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

Property 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.

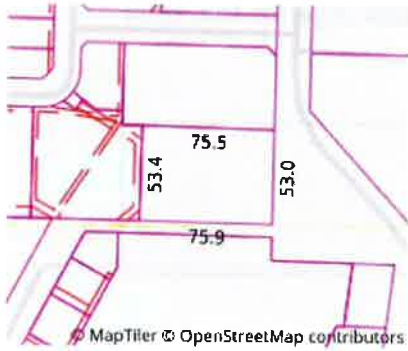
	Address of comparable property	Price	Date of sale
1	12-14 Ray St CASTLEMAINE 3450	\$1,310,000	16/11/2023
2	8 Sheehan Ct CASTLEMAINE 3450	\$1,120,000	11/05/2023
3	22 Monaghan St MCKENZIE HILL 3451	\$960,000	08/09/2023

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.

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)

Agent Comments



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



8 Sheehan Ct CASTLEMAINE 3450 (REI/VG)

Agent Comments



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



22 Monaghan St MCKENZIE HILL 3451 (REI/VG)

Agent Comments



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

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