Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

			Section	1 4 <i>1</i> AF	of the Estate A	genis Act 1900	
Property offered for sale							
Address Including suburb and postcode	and and						
Indicative selling price							
For the meaning of this price see consumer.vic.gov.au/underquoting							
Single price \$230,000							
Median sale price*							
Median price	Pr	operty Type		Sı	uburb McKenzie	Hill	
Period - From	to		So	urce			
Comparable property sales (*Delete A or B below as applicable)							
A* These are the three properties sold within two kilometres of the property for sale in the last six 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 5 Diamond Gully Rd CAMPBELLS CREEK 3451					\$250,000	24/06/2025	
2 4 Ellisville Dr MCKENZIE HILL 3451					\$214,000	24/06/2025	
3 7 Sheoak Ct CAMPBELLS CREEK 3451					\$260,000	15/04/2025	
OR							
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.							
This Statement of Information was prepared on:						30/06/2025 15:28	
* When this Statement of	of Information	was prepared	nublicly avai	lable info	ormation providing	a modian calo	



^{*} When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.







Property Type: Land Land Size: 501 sqm approx

Agent Comments

Indicative Selling Price \$230,000 No median price available

Comparable Properties



5 Diamond Gully Rd CAMPBELLS CREEK 3451 (REI)

Agent Comments

Price: \$250,000 Method: Private Sale Date: 24/06/2025 Property Type: Land

Land Size: 816 sqm approx



Cherry Biossom Estate, Campbells Creek

4 Ellisville Dr MCKENZIE HILL 3451 (REI)





Agent Comments

Price: \$214,000 Method: Private Sale Date: 24/06/2025 Property Type: Land Land Size: 584 sqm approx









Agent Comments

Price: \$260,000 Method: Private Sale Date: 15/04/2025 Property Type: Land Land Size: 813 sqm approx

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172





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