# 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

14 Ellisville Dr, McKenzie Hill Vic 3451

# Indicative selling price

For the meaning of this	price see consumer	VIC dov au/unde	eraliofina
or the mouning of the	price dee container.	violgoviaa/ariac	n quo in ig

Single price \$279,000

#### Median sale price\*

Median price	Pro	operty Type			Suburb	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 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.

Ado	dress of comparable property	Price	Date of sale
1	4 Ellisville Dr MCKENZIE HILL 3451	\$214,000	24/06/2025
2	1 Ellisville Dr MCKENZIE HILL 3451	\$260,000	27/12/2024
3	2 Ellisville Dr MCKENZIE HILL 3451	\$200,000	18/04/2024

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:

30/06/2025 16:41

\* 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.



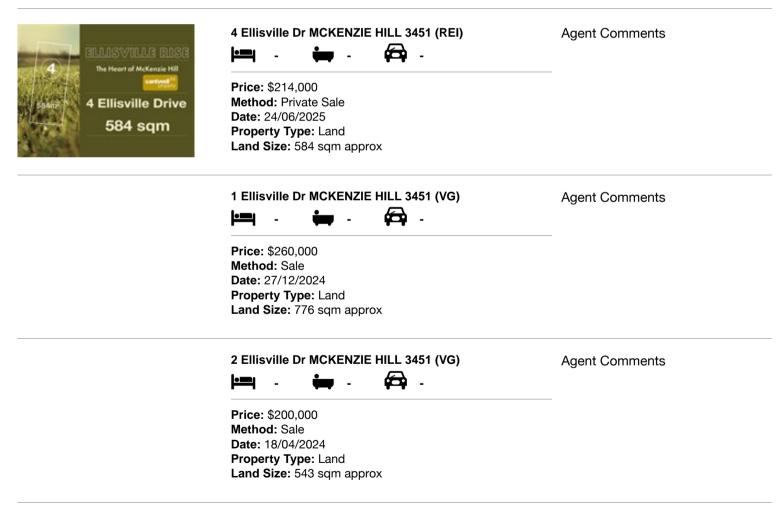






Property Type: Residential Land Land Size: 869 sqm approx Agent Comments Indicative Selling Price \$279,000 No median price available

# **Comparable Properties**



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



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