## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

			Section	011 4 <i>1</i> AF	Of the Estate A	genis Act 1900
Property offered for sale						
Address Including suburb or locality and postcode	15 Ellisville Dr, McKenzie Hill Vic 3451					
Indicative selling price	е					
For the meaning of this price see consumer.vic.gov.au/underquoting						
Single price \$359,	000					
Median sale price*				_		
Median price		Property Type		Su	uburb McKenzie I	Hill
Period - From	t	to	9	Source		
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 1 Ellisville Dr MCKENZIE HILL 3451					\$260,000	27/12/2024
2 42a Ray St CASTLEMAINE 3450					\$355,000	28/10/2024
3 5 Midland Hwy CAMPBELLS CREEK 3451					\$300,000	01/03/2024
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: 02/07/2025 11:02						
* When this Statement of Information was prepared, publicly available information providing median sale						



<sup>\*</sup> 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: 935 sqm approx

Agent Comments

**Indicative Selling Price** \$359,000 No median price available

## Comparable Properties

1 Ellisville Dr MCKENZIE HILL 3451 (VG)





**Agent Comments** 

Price: \$260,000 Method: Sale Date: 27/12/2024 Property Type: Land

Land Size: 776 sqm approx



42a Ray St CASTLEMAINE 3450 (REI/VG)





Agent Comments

Price: \$355,000 Method: Private Sale Date: 28/10/2024 Property Type: Land Land Size: 979 sqm approx

5 Midland Hwy CAMPBELLS CREEK 3451 (VG)





Agent Comments

Price: \$300,000 Method: Sale Date: 01/03/2024 Property Type: Land Land Size: 809 sqm approx

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.