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

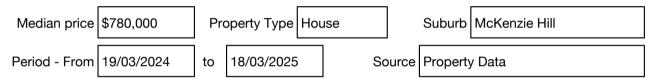
23 McKenzie Way, McKenzie Hill Vic 3451

Indicative selling price

For the meaning of this		

Single price \$975,000

Median sale price



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	9 Penhallurick St CAMPBELLS CREEK 3451	\$1,035,000	03/03/2025
2	17 Hill View Ct MCKENZIE HILL 3451	\$1,085,000	17/12/2024
3	20 Domain Dr CASTLEMAINE 3450	\$930,000	15/05/2024

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:

19/03/2025 10:51









Property Type: Land **Land Size:** 728 sqm approx Agent Comments Indicative Selling Price \$975,000 Median House Price 19/03/2024 - 18/03/2025: \$780,000

Comparable Properties

9 Penhallurick St CAMPBELLS CREEK 3451 (REI) 3 3 3 2 Price: \$1,035,000 Method: Private Sale Date: 03/03/2025 Property Type: House Land Size: 670 sqm approx	Agent Comments
17 Hill View Ct MCKENZIE HILL 3451 (REI/VG) 4 2 3 Price: \$1,085,000 Method: Private Sale Date: 17/12/2024 Property Type: House Land Size: 918 sqm approx	Agent Comments
20 Domain Dr CASTLEMAINE 3450 (REI/VG) 2 2 2 2 Price: \$930,000 Method: Private Sale Date: 15/05/2024 Property Type: House Land Size: 1030 sqm approx	Agent Comments

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



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