

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

16 Carloway Drive, McKenzie Hill Vic 3451

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$890,000

Median sale price

Median price \$828,000

Property Type House

Suburb McKenzie Hill

Period - From 15/02/2023

to 14/02/2024

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 | 4 Carloway Dr MCKENZIE HILL 3451 | \$870,000 | 10/10/2023 |
| 2 | 3 Cochrane Ct CASTLEMAINE 3450 | \$870,000 | 15/06/2023 |
| 3 | 8 Carloway Dr MCKENZIE HILL 3451 | \$850,000 | 14/02/2024 |

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:

15/02/2024 15:02

16 Carloway Drive, McKenzie Hill Vic 3451

**Jellis
Craig**

Jeremy Bottomley
03 5472 1155
0433 772 033

jeremybottomley@jellisrcraig.com.au

Indicative Selling Price

\$890,000

Median House Price

15/02/2023 - 14/02/2024: \$828,000



 4  2  2

Property Type: House

Land Size: 905 sqm approx

Agent Comments

Comparable Properties



4 Carloway Dr MCKENZIE HILL 3451 (REI/VG) Agent Comments

 4  2  2

Price: \$870,000

Method: Private Sale

Date: 10/10/2023

Property Type: House

Land Size: 1099 sqm approx



3 Cochrane Ct CASTLEMAINE 3450 (REI/VG) Agent Comments

 4  2  2

Price: \$870,000

Method: Private Sale

Date: 15/06/2023

Property Type: House

Land Size: 748 sqm approx



8 Carloway Dr MCKENZIE HILL 3451 (REI) Agent Comments

 4  2  2

Price: \$850,000

Method: Private Sale

Date: 14/02/2024

Property Type: House

Land Size: 964 sqm approx

Account - Jellis Craig | P: 03 5472 1155 | F: 03 5472 3087



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.

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.