

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

19 Martin Street, McKenzie Hill Vic 3451

Indicative selling price

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

Single price \$875,000

Median sale price

Median price \$806,000

Property Type House

Suburb McKenzie Hill

Period - From 17/04/2023

to 16/04/2024

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	87 Diamond Gully Rd MCKENZIE HILL 3451	\$945,000	24/01/2024
2	35 Maldon Rd MCKENZIE HILL 3451	\$900,000	16/02/2024
3	23 Eleanor Dr CAMPBELLS CREEK 3451	\$830,000	18/12/2023

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:

17/04/2024 10:37



Property Type: Land
Agent Comments

Indicative Selling Price
\$875,000

Median House Price
17/04/2023 - 16/04/2024: \$806,000

Comparable Properties



87 Diamond Gully Rd MCKENZIE HILL 3451 (REI)

Agent Comments



Price: \$945,000
Method: Private Sale
Date: 24/01/2024
Property Type: House
Land Size: 2311 sqm approx



35 Maldon Rd MCKENZIE HILL 3451 (REI)

Agent Comments



Price: \$900,000
Method: Private Sale
Date: 16/02/2024
Property Type: House
Land Size: 3007 sqm approx



23 Eleanor Dr CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$830,000
Method: Private Sale
Date: 18/12/2023
Property Type: House
Land Size: 2032 sqm approx