# 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	19 Martin Street, McKenzie Hill Vic 3451
Including suburb or	
locality and postcode	

#### 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	Pro	perty 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

Add	dress 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 comparableproperties 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



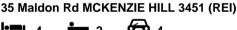
87 Diamond Gully Rd MCKENZIE HILL 3451

(REI)

Price: \$945.000 Method: Private Sale Date: 24/01/2024 Property Type: House

Land Size: 2311 sqm approx

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



**Agent Comments** 

Agent Comments

Agent Comments



23 Eleanor Dr CAMPBELLS CREEK 3451 (REI/VG)





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

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





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