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	23a McKenzie Way, 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 \$995,000

Median sale price

Median price	\$806,000	Pro	perty Type	House		Suburb	McKenzie Hill
Period - From	05/06/2023	to	04/06/2024		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

Address of comparable property		Price	Date of sale
1	16 Grand View Dr MCKENZIE HILL 3451	\$940,000	30/12/2022
2	14 Winkelmann Dr CAMPBELLS CREEK 3451	\$905,000	05/12/2023
3	4 Grevillea Dr MCKENZIE HILL 3451	\$895,000	08/03/2023

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:	05/06/2024 15:22





Jeremy Bottomley 03 5472 1155 0433 772 033 jeremybottomley@jelliscraig.com.au

> **Indicative Selling Price** \$995,000 **Median House Price** 05/06/2023 - 04/06/2024: \$806,000



Property Type: Residential House Land Size: 839 sqm approx

Agent Comments

Comparable Properties



16 Grand View Dr MCKENZIE HILL 3451

(REI/VG)

Price: \$940,000 Method: Private Sale Date: 30/12/2022 Property Type: House Land Size: 832 sqm approx

Agent Comments

Agent Comments

Agent Comments



14 Winkelmann Dr CAMPBELLS CREEK 3451

(REI/VG)





Price: \$905.000 Method: Private Sale Date: 05/12/2023 Property Type: House Land Size: 945 sqm approx

4 Grevillea Dr MCKENZIE HILL 3451 (REI/VG)



Price: \$895,000 Method: Private Sale Date: 08/03/2023 Property Type: House Land Size: 651 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.