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

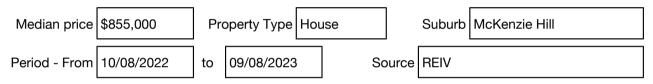
83 Sawmill Road, McKenzie Hill Vic 3451

Indicative selling price

For the i	meaning	of this	nrice see	consumer.vic.		Inderguoting
	nearing	01 1113	price see	consumer.vic.	.yov.au/t	inder quoting

Single price \$1,685,000

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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

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 eighteen months.

This Statement of Information was prepared on:

10/08/2023 12:14









Property Type: Subdivisional/Englobo Land -(Unspecified) Land Size: 279591 sqm approx Agent Comments Indicative Selling Price \$1,685,000 Median House Price 10/08/2022 - 09/08/2023: \$855,000

Comparable Properties

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 eighteen months.

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





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