

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	101 Diamond Gully Road, McKenzie Hill Vic 3451
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price \$869,000

Median sale price*

Median price	\$520,000	Hou	se X	Unit		Suburb or locality	McKenzie Hill
Period - From	01/05/2018	to	31/07/2018		Source	www.realestate.co	om.au

Comparable property sales (*Delete A or B below as applicable)

Α* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	59 Ross Rd MUCKLEFORD 3451	\$894,000	09/12/2017
2	91 Odgers Rd BARKERS CREEK 3451	\$890,000	30/10/2017
3	2 National School La CAMPBELLS CREEK 3451	\$795,000	17/11/2017

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.

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Rooms: 7

Property Type: Land

Land Size: 4047 sqm approx

Agent Comments

Indicative Selling Price \$869,000 Median House Price * 01/05/2018 - 31/07/2018: \$520,000

* Agent calculated median

Comparable Properties



59 Ross Rd MUCKLEFORD 3451 (REI/VG)





Price: \$894,000 Method: Auction Sale Date: 09/12/2017

Rooms: -

Property Type: House (Res) Land Size: 20234.30 sqm approx

91 Odgers Rd BARKERS CREEK 3451 (VG)







Price: \$890,000 Method: Sale Date: 30/10/2017 Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 26300 sqm approx



2 National School La CAMPBELLS CREEK

3451 (REI/VG)





Price: \$795,000 Method: Private Sale Date: 17/11/2017

Rooms: -

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Property Type: House Land Size: 5020 sqm approx

3172





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.

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Agent Comments

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