

## 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

101 Diamond Gully Road, McKenzie Hill Vic 3451

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$869,000

**Median sale price\***

Median price

\$520,000

House

X

Unit

Suburb or locality

McKenzie Hill

Period - From

01/05/2018

to

31/07/2018

Source

www.realestate.com.au

**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 eighteen 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	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.



4 2 4

**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)**

Agent Comments

4 2 5

**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)**

Agent Comments

4 - -

**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)**

Agent Comments

5 2 2

**Price:** \$795,000  
**Method:** Private Sale  
**Date:** 17/11/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 5020 sqm approx