

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

**Indicative selling price**

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

Range between  &

**Median sale price**

Median price  House  Unit  Suburb or locality   
 Period - From  to  Source

**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	6 Phyllis Cr MCKENZIE HILL 3451	\$480,000	18/11/2016
2	10 Ireland St MCKENZIE HILL 3451	\$475,000	02/12/2016
3	4 Phyllis Cr MCKENZIE HILL 3451	\$447,000	31/05/2016

**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.~~



**Rooms:**  
**Property Type:**  
 Agent Comments

**Indicative Selling Price**  
 \$460,000 - \$480,000  
**Median House Price**  
 June quarter 2017: \$455,000

## Comparable Properties



**6 Phyllis Cr MCKENZIE HILL 3451 (VG)**

Agent Comments



**Price:** \$480,000  
**Method:** Sale  
**Date:** 18/11/2016  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 699 sqm approx

**10 Ireland St MCKENZIE HILL 3451 (VG)**

Agent Comments



**Price:** \$475,000  
**Method:** Sale  
**Date:** 02/12/2016  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 700 sqm approx



**4 Phyllis Cr MCKENZIE HILL 3451 (REI/VG)**

Agent Comments



**Price:** \$447,000  
**Method:** Private Sale  
**Date:** 31/05/2016  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 700 sqm approx