

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode
54 Mckenzie's Road, Bushfield Vic 3281

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price*

Median price \$645,594 House Unit Suburb Bushfield

Period - From 01/12/2017 to 22/03/2018 Source Hometrack

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	53 Barries Rd BUSHFIELD 3281	\$575,000	14/02/2018
2	574 Hopkins Hwy BUSHFIELD 3281	\$450,000	22/09/2017
3	156 Bridge Rd WOODFORD 3281	\$385,000	24/01/2018

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 2 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

54 Mckenzie's Road, Bushfield Vic 3281



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median House Price *
01/12/2017 - 22/03/2018: \$645,594
* Agent calculated median based on 2 sales

Comparable Properties



53 Barries Rd BUSHFIELD 3281 (REI)

Agent Comments



Price: \$575,000
Method: Private Sale
Date: 14/02/2018
Rooms: -
Property Type: House

574 Hopkins Hwy BUSHFIELD 3281 (VG)

Agent Comments



Price: \$450,000
Method: Sale
Date: 22/09/2017
Rooms: -
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 20140 sqm approx



156 Bridge Rd WOODFORD 3281 (REI/VG)

Agent Comments



Price: \$385,000
Method: Private Sale
Date: 24/01/2018
Rooms: 4
Property Type: House
Land Size: 4130 sqm approx