

# 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 95 Diamond Gully Road, McKenzie Hill Vic 3451  
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)

Single price \$775,000

### Median sale price

Median price \$561,500

Property Type House

Suburb McKenzie Hill

Period - From 01/01/2019

to 31/12/2019

Source REIV

### 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 18 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	28 Montgomery St CASTLEMAINE 3450	\$829,000	26/04/2019
2	101 Diamond Gully Rd MCKENZIE HILL 3451	\$785,000	10/10/2018
3	9 Tingay Dr CAMPBELLS CREEK 3451	\$750,000	06/09/2019

**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 18 months.~~

This Statement of Information was prepared on:

18/03/2020 10:21



**Property Type:** House  
**Land Size:** 4009 sqm approx  
**Agent Comments**

## Comparable Properties



**28 Montgomery St CASTLEMAINE 3450**  
(REI/VG)

**Agent Comments**



**Price:** \$829,000  
**Method:** Private Sale  
**Date:** 26/04/2019  
**Property Type:** House  
**Land Size:** 1638 sqm approx



**101 Diamond Gully Rd MCKENZIE HILL 3451**  
(REI/VG)

**Agent Comments**



**Price:** \$785,000  
**Method:** Private Sale  
**Date:** 10/10/2018  
**Property Type:** House  
**Land Size:** 4000 sqm approx



**9 Tingay Dr CAMPBELLS CREEK 3451 (VG)**

**Agent Comments**



**Price:** \$750,000  
**Method:** Sale  
**Date:** 06/09/2019  
**Property Type:** House (Res)  
**Land Size:** 2022 sqm approx