## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered t	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

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

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
--	------------------



Date of sale



Terry Gibson 03 5472 1155 0488 003 920 terrygibson@jelliscraig.com.au

**Indicative Selling Price** \$775,000 **Median House Price** Year ending December 2019: \$561,500



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

# Comparable Properties



28 Montgomery St CASTLEMAINE 3450

(REI/VG)

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)





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)



Price: \$750,000 Method: Sale Date: 06/09/2019

Property Type: House (Res) Land Size: 2022 sqm approx

Account - Jellis Craig | P: 0354721155 | F: 0354723087





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.

**Agent Comments** 

Agent Comments

**Agent Comments**