

## 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

24 Ireland Street, 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 \$695,000

#### 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	49 Moscript St CAMPBELLS CREEK 3451	\$660,000	21/02/2018
2	17 Mitchell Pde CASTLEMAINE 3450	\$655,000	22/11/2017
3	97 Willy Milly Rd MCKENZIE HILL 3451	\$640,000	03/12/2016

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.~~

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



4   -   5

**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$695,000  
**No median price available**

## Comparable Properties



**49 Moscript St CAMPBELLS CREEK 3451 (REI)**

**Agent Comments**

4   2   5

**Price:** \$660,000  
**Method:** Private Sale  
**Date:** 21/02/2018  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 2560 sqm approx



**17 Mitchell Pde CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

4   1   6

**Price:** \$655,000  
**Method:** Private Sale  
**Date:** 22/11/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 16377642.0 sqm approx



**97 Willy Milly Rd MCKENZIE HILL 3451 (VG)**

**Agent Comments**

4   -   -

**Price:** \$640,000  
**Method:** Sale  
**Date:** 03/12/2016  
**Rooms:** -  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 29700 sqm approx