

# 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

91 Diamond Gully Road, 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 \$1,250,000

### Median sale price

Median price \$580,000

Property Type House

Suburb McKenzie Hill

Period - From 30/03/2020

to 29/03/2021

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	23 Burnett Rd CASTLEMAINE 3450	\$1,500,000	05/08/2020
2	24 Ross Dr CASTLEMAINE 3450	\$1,200,000	03/02/2021
3	143 Willy Milly Rd MUCKLEFORD 3451	\$1,075,000	28/01/2021

**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:

30/03/2021 12:08



**Property Type:** House (Res)  
**Land Size:** 3819 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000

**Median House Price**  
30/03/2020 - 29/03/2021: \$580,000

## Comparable Properties



**23 Burnett Rd CASTLEMAINE 3450 (REI)**

**Agent Comments**



**Price:** \$1,500,000  
**Method:** Private Sale  
**Date:** 05/08/2020  
**Rooms:** 9  
**Property Type:** House



**24 Ross Dr CASTLEMAINE 3450 (REI)**

**Agent Comments**



**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 03/02/2021  
**Property Type:** House  
**Land Size:** 27000 sqm approx



**143 Willy Milly Rd MUCKLEFORD 3451 (REI)**

**Agent Comments**



**Price:** \$1,075,000  
**Method:** Private Sale  
**Date:** 28/01/2021  
**Property Type:** House  
**Land Size:** 4046.86 sqm approx