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

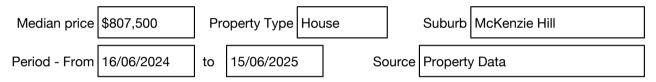
6 Hill View Court, McKenzie Hill Vic 3451

Indicative selling price

For the i	meaning	of this	nrice see	consumer.vic.		Inderguoting
	nearing	01 1113	price see	consumer.vic.	.yov.au/t	inder quoting

Single price \$945,000

Median sale price



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.

Ade	dress of comparable property	Price	Date of sale
1	23 Mckenzie Way MCKENZIE HILL 3451	\$930,000	09/05/2025
2	17 Mckenzie Way MCKENZIE HILL 3451	\$900,000	02/05/2025
3	11 Wallace St CASTLEMAINE 3450	\$945,000	21/03/2025

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:

16/06/2025 13:02









Property Type: House (Res) Land Size: 799 sqm approx Agent Comments

Indicative Selling Price \$945,000 **Median House Price** 16/06/2024 - 15/06/2025: \$807,500

Comparable Properties



Price: \$930,000 Method: Private Sale Date: 09/05/2025 Property Type: House Land Size: 729 sqm approx

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Agent Comments

Agent Comments



17 Mckenzie Way MCKENZIE HILL 3451 (REI/VG)

23 Mckenzie Way MCKENZIE HILL 3451 (REI)

2



Price: \$900.000



Method: Private Sale Date: 02/05/2025 Property Type: House Land Size: 780 sqm approx



Agent Comments



Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172



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