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	Lot 133 Diamond Gully Road, McKenzie Hill Vic 3451

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $309,000

Median sale price

Median price $287,000 Property Type Vacant land Suburb McKenzie Hill

Period - From 20/07/2022 to 19/07/2023 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	71a Moscript St CAMPBELLS CREEK 3451	$287,000	07/02/2023
2	22 Maldon Rd MCKENZIE HILL 3451	$265,000	28/02/2023
3	Lot 5/100 Diamond Gully Rd MCKENZIE HILL 3451	$255,000	06/04/2022

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: 20/07/2023 11:51

Lot 133 Diamond Gully Road, McKenzie Hill Vic 3451



- - -

Property Type: Residential Land
Land Size: 981 sqm approx

Agent Comments

Indicative Selling Price
$309,000
Median Land Price
20/07/2022 - 19/07/2023: $287,000

Comparable Properties



71a Moscript St CAMPBELLS CREEK 3451 (REI/VG)

- - -

Price: $287,000
Method: Private Sale
Date: 07/02/2023
Property Type: Land
Land Size: 780 sqm approx

Agent Comments



22 Maldon Rd MCKENZIE HILL 3451 (REI/VG)

- - -

Price: $265,000
Method: Private Sale
Date: 28/02/2023
Property Type: Land
Land Size: 581 sqm approx

Agent Comments



Lot 5/100 Diamond Gully Rd MCKENZIE HILL 3451 (REI)

- - -

Price: $255,000
Method: Private Sale
Date: 06/04/2022
Property Type: Land
Land Size: 714 sqm approx

Agent Comments

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

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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.