

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

39 Woodman Drive, McKenzie Hill Vic 3451

Indicative selling price

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

Single price \$635,000

Median sale price

Median price \$580,000

Property Type House

Suburb McKenzie Hill

Period - From 25/03/2020

to 24/03/2021

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	20 Yurunga Dr MCKENZIE HILL 3451	\$623,000	12/02/2021
2	29 Woodman Dr MCKENZIE HILL 3451	\$610,000	10/07/2020
3	49 Woodman Dr MCKENZIE HILL 3451	\$585,000	18/02/2021

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:

25/03/2021 14:42



Property Type: Land
Land Size: 698 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$635,000
Median House Price
25/03/2020 - 24/03/2021: \$580,000

Comparable Properties



20 Yurunga Dr MCKENZIE HILL 3451 (REI/VG) [Agent Comments](#)



Price: \$623,000
Method: Private Sale
Date: 12/02/2021
Property Type: House
Land Size: 730 sqm approx



29 Woodman Dr MCKENZIE HILL 3451 (REI/VG) [Agent Comments](#)



Price: \$610,000
Method: Private Sale
Date: 10/07/2020
Rooms: 6
Property Type: House
Land Size: 736 sqm approx



49 Woodman Dr MCKENZIE HILL 3451 (REI) [Agent Comments](#)



Price: \$585,000
Method: Private Sale
Date: 18/02/2021
Property Type: House
Land Size: 608 sqm approx