

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

35 Maldon Road, McKenzie Hill Vic 3451

Indicative selling price

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

Single price

\$895,000

Median sale price

Median price

\$585,000

Property Type

House

Suburb

McKenzie Hill

Period - From

07/05/2020

to

06/05/2021

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	106 Diamond Gully Rd MCKENZIE HILL 3451	\$875,000	19/02/2021
2	88 Brown St CASTLEMAINE 3450	\$825,000	03/05/2021
3	5 Crag St CASTLEMAINE 3450	\$790,000	30/03/2021

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:

07/05/2021 17:06



 3  2  4

Property Type: House

Agent Comments

Indicative Selling Price

\$895,000

Median House Price

07/05/2020 - 06/05/2021: \$585,000

Comparable Properties



106 Diamond Gully Rd MCKENZIE HILL 3451 (REI)

Agent Comments

 4  2  4

Price: \$875,000

Method: Private Sale

Date: 19/02/2021

Property Type: House

Land Size: 15484 sqm approx



88 Brown St CASTLEMAINE 3450 (REI)

Agent Comments

 4  2  5

Price: \$825,000

Method: Private Sale

Date: 03/05/2021

Property Type: House

Land Size: 1225 sqm approx



5 Crag St CASTLEMAINE 3450 (REI)

Agent Comments

 4  2  4

Price: \$790,000

Method: Private Sale

Date: 30/03/2021

Property Type: House

Land Size: 1947 sqm approx

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