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	24 Maldon Road, McKenzie Hill Vic 3451
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$655,000

Median sale price

Median price \$840,000	Property Typ	House	Suburb	McKenzie Hill
Period - From 01/10/2023	to 30/09/202	24 Sc	ource 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

Address of comparable property		Price	Date of sale
1	19 Ray St CASTLEMAINE 3450	\$675,000	28/11/2024
2	8 Ray St CASTLEMAINE 3450	\$680,000	12/11/2024
3	1/77 Elizabeth St CASTLEMAINE 3450	\$630,000	04/11/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	10/12/2024 10:55









Rooms: 5

Property Type: House Land Size: 603 sqm approx

Agent Comments

Indicative Selling Price \$655,000 **Median House Price** Year ending September 2024: \$840,000

Comparable Properties



19 Ray St CASTLEMAINE 3450 (REI)



Agent Comments

Price: \$675,000 Method: Private Sale Date: 28/11/2024 Property Type: House Land Size: 668 sqm approx



8 Ray St CASTLEMAINE 3450 (REI)

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Agent Comments

Price: \$680,000 Method: Private Sale Date: 12/11/2024 Property Type: House Land Size: 1025 sqm approx



1/77 Elizabeth St CASTLEMAINE 3450 (REI)





Agent Comments

Price: \$630,000 Method: Private Sale Date: 04/11/2024 Property Type: House Land Size: 524 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377





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