

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

32 Maldon Road, McKenzie Hill Vic 3451

Indicative selling price

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

Single price

\$549,000

Median sale price

Median price

\$538,000

Property Type

House

Suburb

McKenzie Hill

Period - From

04/12/2019

to

03/12/2020

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	9 Phyllis Cr MCKENZIE HILL 3451	\$540,000	03/12/2020
2	3 Ely Ct CASTLEMAINE 3450	\$540,000	02/07/2020
3	60 Maldon Rd MCKENZIE HILL 3451	\$538,000	25/02/2020

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:

04/12/2020 11:15



Property Type:
Agent Comments

Indicative Selling Price
\$549,000

Median House Price
04/12/2019 - 03/12/2020: \$538,000

Comparable Properties



9 Phyllis Cr MCKENZIE HILL 3451 (REI)

Agent Comments



Price: \$540,000
Method: Private Sale
Date: 03/12/2020
Property Type: House
Land Size: 699 sqm approx



3 Ely Ct CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$540,000
Method: Private Sale
Date: 02/07/2020
Rooms: 5
Property Type: House
Land Size: 754 sqm approx



60 Maldon Rd MCKENZIE HILL 3451 (REI/VG)

Agent Comments



Price: \$538,000
Method: Private Sale
Date: 25/02/2020
Rooms: 6
Property Type: House
Land Size: 660 sqm approx