

# 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

24 Maldon Road, McKenzie Hill Vic 3451

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$595,000

### Median sale price

Median price

\$750,000

Property Type

House

Suburb

McKenzie Hill

Period - From

01/04/2021

to

31/03/2022

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	5 Roderick St CASTLEMAINE 3450	\$595,000	27/01/2022
2	57 Johnstone St CASTLEMAINE 3450	\$560,000	23/05/2022
3	32 Maldon Rd MCKENZIE HILL 3451	\$549,000	21/12/2020

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:

15/06/2022 16:48



 3  1  7

**Rooms:** 5  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$595,000

**Median House Price**  
Year ending March 2022: \$750,000

## Comparable Properties



**5 Roderick St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$595,000  
**Method:** Private Sale  
**Date:** 27/01/2022  
**Property Type:** House  
**Land Size:** 302 sqm approx



**57 Johnstone St CASTLEMAINE 3450 (REI)**

**Agent Comments**

 5  2  1

**Price:** \$560,000  
**Method:** Private Sale  
**Date:** 23/05/2022  
**Property Type:** House  
**Land Size:** 456 sqm approx



**32 Maldon Rd MCKENZIE HILL 3451 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$549,000  
**Method:** Private Sale  
**Date:** 21/12/2020  
**Property Type:** House  
**Land Size:** 950 sqm approx