## 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	22 Monaghan Street, 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 \$995,000

#### Median sale price

Median price \$860,000	Pro	pperty Type H	ouse		Suburb	McKenzie Hill
Period - From 04/09/2022	to	03/09/2023	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

Add	dress of comparable property	Price	Date of sale
1	13 Domain Dr CASTLEMAINE 3450	\$1,000,000	12/12/2022
2	24 Woodman Dr MCKENZIE HILL 3451	\$950,000	18/11/2022
3	16 Grand View Dr MCKENZIE HILL 3451	\$940,000	30/12/2022

#### 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:	04/09/2023 16:58













Property Type: House Land Size: 3080 sqm approx

Agent Comments

**Indicative Selling Price** \$995,000 **Median House Price** 

04/09/2022 - 03/09/2023: \$860,000

## Comparable Properties



13 Domain Dr CASTLEMAINE 3450 (REI/VG)





Price: \$1,000,000 Method: Private Sale Date: 12/12/2022 Property Type: House Land Size: 635 sqm approx



24 Woodman Dr MCKENZIE HILL 3451

(REI/VG)







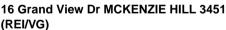


Price: \$950,000 Method: Private Sale Date: 18/11/2022 Property Type: House Land Size: 707 sqm approx

Agent Comments

**Agent Comments** 

Agent Comments









Price: \$940,000 Method: Private Sale Date: 30/12/2022 Property Type: House Land Size: 832 sqm approx

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



