

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

22 Monaghan Street, McKenzie Hill Vic 3451

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

Property Type

House

Suburb

McKenzie Hill

Period - From

04/09/2022

to

03/09/2023

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	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 comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

04/09/2023 16:58



5 2 2

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)

Agent Comments

4 2 2

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)

Agent Comments

4 2 4

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



16 Grand View Dr MCKENZIE HILL 3451 (REI/VG)

Agent Comments

4 2 2

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