

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 Maldon Road, McKenzie Hill Vic 3451

Indicative selling price

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

Single price \$279,000

Median sale price

Median price \$220,000

Property Type Vacant land

Suburb McKenzie Hill

Period - From 23/11/2021

to 22/11/2022

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	4a Maclise St CASTLEMAINE 3450	\$305,000	21/01/2022
2	34 Gaffney St CASTLEMAINE 3450	\$300,000	02/09/2022
3	4A Butterworth St CASTLEMAINE 3450	\$300,000	25/08/2022

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:

23/11/2022 15:22

**Property Type:** House (Res)**Land Size:** 603 sqm approx**Agent Comments****Indicative Selling Price****\$279,000****Median Land Price**

23/11/2021 - 22/11/2022: \$220,000

Comparable Properties

4a Maclise St CASTLEMAINE 3450 (VG)**Agent Comments****Price:** \$305,000**Method:** Sale**Date:** 21/01/2022**Property Type:** Land**34 Gaffney St CASTLEMAINE 3450 (VG)****Agent Comments****Price:** \$300,000**Method:** Sale**Date:** 02/09/2022**Property Type:** Land**Land Size:** 488 sqm approx**4A Butterworth St CASTLEMAINE 3450 (VG)****Agent Comments****Price:** \$300,000**Method:** Sale**Date:** 25/08/2022**Property Type:** Land**Land Size:** 402 sqm approx**Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377**