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 Maldon Road, McKenzie Hill Vic 3451
Including suburb or	
locality and postcode	-
	1.0

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	Pro	perty Type	Vacant land	d	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.

Ad	dress 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

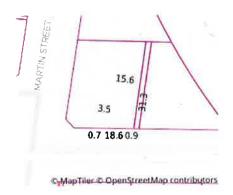
OR

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
This Statement of information was prepared t	23/11/2022 13.22









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)



Price: \$305.000 Method: Sale Date: 21/01/2022 Property Type: Land **Agent Comments**

34 Gaffney St CASTLEMAINE 3450 (VG)







Price: \$300,000 Method: Sale Date: 02/09/2022 Property Type: Land Land Size: 488 sqm approx **Agent Comments**

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



