Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

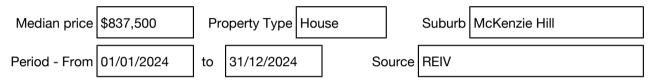
64b Maldon Road, McKenzie Hill Vic 3451

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$695,000

Median sale price



Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	9 Shilney Ct CAMPBELLS CREEK 3451	\$680,000	30/12/2024
2	2 Woodman Dr MCKENZIE HILL 3451	\$795,000	19/11/2024
3	62 Maldon Rd MCKENZIE HILL 3451	\$729,000	06/11/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

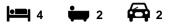
This Statement of Information was prepared on:

24/03/2025 16:58









Property Type: House Land Size: 700 sqm approx Agent Comments

Indicative Selling Price \$695,000 **Median House Price** Year ending December 2024: \$837,500

Comparable Properties



Price: \$680,000 Method: Private Sale Date: 30/12/2024 Property Type: House Land Size: 724 sqm approx

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3



2 Woodman Dr MCKENZIE HILL 3451 (REI/VG)

9 Shilney Ct CAMPBELLS CREEK 3451 (REI/VG)

5



Price: \$795,000 Method: Private Sale Date: 19/11/2024 Property Type: House Land Size: 678 sqm approx



62 Maldon Rd MCKENZIE HILL 3451 (REI/VG)

3 2 4

Agent Comments

Agent Comments

Agent Comments



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



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