

# 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 35 Maldon Road, 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](http://consumer.vic.gov.au/underquoting)

Single price \$890,000

### Median sale price

Median price \$806,000

Property Type House

Suburb McKenzie Hill

Period - From 01/02/2023

to 31/01/2024

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	87 Diamond Gully Rd MCKENZIE HILL 3451	\$945,000	24/01/2024
2	39 Brown St CASTLEMAINE 3450	\$936,500	03/11/2023
3	91 Farnsworth St CASTLEMAINE 3450	\$840,500	15/08/2023

**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:

01/02/2024 14:46



**Property Type:** Residential House

**Land Size:** 2961 sqm approx

Agent Comments

## Comparable Properties



**87 Diamond Gully Rd MCKENZIE HILL 3451 (REI)**

Agent Comments



**Price:** \$945,000

**Method:** Private Sale

**Date:** 24/01/2024

**Property Type:** House

**Land Size:** 2311 sqm approx



**39 Brown St CASTLEMAINE 3450 (REI/VG)**

Agent Comments



**Price:** \$936,500

**Method:** Private Sale

**Date:** 03/11/2023

**Property Type:** House

**Land Size:** 1251 sqm approx



**91 Farnsworth St CASTLEMAINE 3450 (REI/VG)**

Agent Comments



**Price:** \$840,500

**Method:** Private Sale

**Date:** 15/08/2023

**Property Type:** House

**Land Size:** 538 sqm approx