

# 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

12 Rowe Street, Castlemaine Vic 3450

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$295,000

### Median sale price

Median price \$380,000

Property Type Vacant land

Suburb Castlemaine

Period - From 10/05/2023

to 09/05/2024

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	8 Domain Dr CASTLEMAINE 3450	\$300,000	27/07/2023
2	24a Ray St CASTLEMAINE 3450	\$295,000	14/12/2023
3	30 Britton St CASTLEMAINE 3450	\$290,000	20/09/2023

**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:

10/05/2024 16:16



**Property Type:** Residential Land  
**Land Size:** 325 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$295,000  
**Median Land Price**  
10/05/2023 - 09/05/2024: \$380,000

## Comparable Properties



**8 Domain Dr CASTLEMAINE 3450 (REI/VG)**

[Agent Comments](#)



**Price:** \$300,000  
**Method:** Private Sale  
**Date:** 27/07/2023  
**Property Type:** Land  
**Land Size:** 542 sqm approx



**24a Ray St CASTLEMAINE 3450 (REI)**

[Agent Comments](#)



**Price:** \$295,000  
**Method:** Private Sale  
**Date:** 14/12/2023  
**Property Type:** Land  
**Land Size:** 607 sqm approx



**30 Britton St CASTLEMAINE 3450 (REI/VG)**

[Agent Comments](#)



**Price:** \$290,000  
**Method:** Private Sale  
**Date:** 20/09/2023  
**Property Type:** Land (Res)  
**Land Size:** 481 sqm approx