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

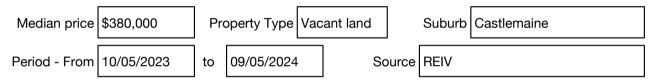
12 Rowe Street, Castlemaine Vic 3450

Indicative selling price

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For the mear	ning of this	Drice see	consumer vic a	ov.au/underquoting
	mig or ano	p1100 000	00110011101.vi0.g.	svida/ anaol quoting

Single price \$295,000

Median sale price



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.

Add	dress 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





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

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



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