

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

5B Lawrence Street, Castlemaine Vic 3450

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$720,000

Median sale price

Median price

\$720,000

Property Type

House

Suburb

Castlemaine

Period - From

31/10/2021

to

30/10/2022

Source

REIV

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	83 Diamond Gully Rd MCKENZIE HILL 3451	\$715,000	19/10/2022
2	25 Main Rd CAMPBELLS CREEK 3451	\$705,000	30/04/2022
3	47 Princess St CAMPBELLS CREEK 3451	\$680,000	26/08/2022

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:

31/10/2022 10:08



Property Type: Land

Agent Comments

Indicative Selling Price

\$720,000

Median House Price

31/10/2021 - 30/10/2022: \$720,000

Comparable Properties



83 Diamond Gully Rd MCKENZIE HILL 3451 (REI)

Agent Comments



Price: \$715,000

Method: Private Sale

Date: 19/10/2022

Property Type: House

Land Size: 811 sqm approx



25 Main Rd CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$705,000

Method: Private Sale

Date: 30/04/2022

Property Type: House

Land Size: 1029 sqm approx



47 Princess St CAMPBELLS CREEK 3451 (REI)

Agent Comments



Price: \$680,000

Method: Private Sale

Date: 26/08/2022

Property Type: House

Land Size: 1275 sqm approx