

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 and
postcode

12 HAPPY VALLEY ROAD CASTLEMAINE VIC 3450

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$295,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$445,000

Property type

Land

Suburb

Castlemaine

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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

32-40 DANN STREET CAMPBELLS CREEK VIC 3451	\$330,000	30-May-24
86 RIELLYS ROAD BARKERS CREEK VIC 3451	\$330,000	24-Sep-24
LOT 135 DIAMOND GULLY ROAD MUCKLEFORD VIC 3451	\$310,000	22-Sep-23

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: 06 January 2025



**32-40 DANN STREET CAMPBELLS
CREEK VIC 3451**



Sold Price

\$330,000

Sold Date **30-May-24**

Distance **4.05km**



**86 RIELLYS ROAD BARKERS
CREEK VIC 3451**



Sold Price

Sold Date **24-Sep-24**

Distance **4.95km**



**LOT 135 DIAMOND GULLY ROAD
MUCKLEFORD VIC 3451**



Sold Price

\$310,000

Sold Date **22-Sep-23**

Distance **3.97km**

RS = Recent sale

UN = Undisclosed Sale

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