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

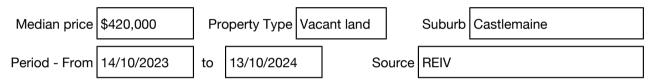
lots 2 & 3/75a Duke Street, Castlemaine Vic 3450

Indicative selling price

For the meaning of this		

Single price \$349,000

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.

Address of comparable property		Price	Date of sale
1	30 Britton St CASTLEMAINE 3450	\$290,000	20/09/2023
2	8 Domain Dr CASTLEMAINE 3450	\$300,000	27/07/2023
3	2 Coldrey St CASTLEMAINE 3450	\$380,000	16/06/2023

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:

14/10/2024 16:09



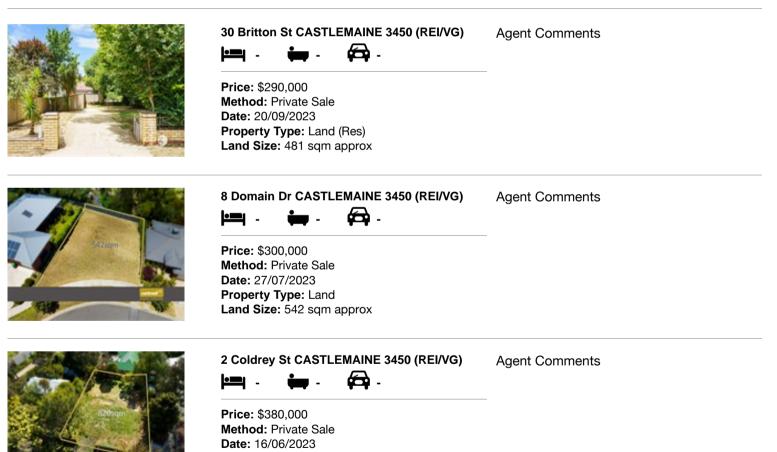






Property Type: Vacant Land **Land Size:** 404 each sqm approx Agent Comments Indicative Selling Price \$349,000 Median Land Price 14/10/2023 - 13/10/2024: \$420,000

Comparable Properties



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

Property Type: Land Land Size: 820 sqm approx





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