

# 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 price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$349,000

### Median sale price

Median price \$420,000

Property Type Vacant land

Suburb Castlemaine

Period - From 14/10/2023

to 13/10/2024

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	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

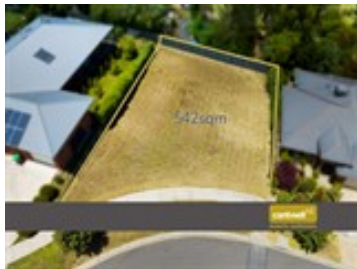


**30 Britton St CASTLEMAINE 3450 (REI/VG)**

Agent Comments



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



**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



**2 Coldrey St CASTLEMAINE 3450 (REI/VG)**

Agent Comments



**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 16/06/2023  
**Property Type:** Land  
**Land Size:** 820 sqm approx

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