

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

4 Maltby Drive, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$759,000

Median sale price

Median price

\$750,000

Property Type

House

Suburb

Castlemaine

Period - From

04/09/2022

to

03/09/2023

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	25 Martin St MCKENZIE HILL 3451	\$805,000	19/08/2022
2	36 Lawrence St CASTLEMAINE 3450	\$800,000	06/12/2022
3	44 Martin St MCKENZIE HILL 3451	\$750,000	11/08/2023

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:

04/09/2023 15:06



3 2 2

Property Type: House
Land Size: 765 sqm approx
Agent Comments

Indicative Selling Price

\$759,000

Median House Price

04/09/2022 - 03/09/2023: \$750,000

Comparable Properties



25 Martin St MCKENZIE HILL 3451 (REI/VG)

Agent Comments

4 2 4

Price: \$805,000
Method: Private Sale
Date: 19/08/2022
Property Type: House
Land Size: 981 sqm approx



36 Lawrence St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 -

Price: \$800,000
Method: Private Sale
Date: 06/12/2022
Property Type: House
Land Size: 1564 sqm approx



44 Martin St MCKENZIE HILL 3451 (REI)

Agent Comments

3 2 2

Price: \$750,000
Method: Private Sale
Date: 11/08/2023
Property Type: House
Land Size: 817 sqm approx