## 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

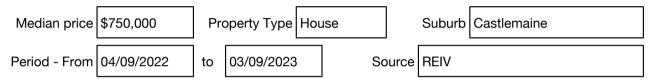
4 Maltby Drive, Castlemaine Vic 3450

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	For	the	meaning	of this	price see	consumer	.vic.gov.au	I/underquoting
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Single price \$759,000

#### 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.

Ado	dress 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









**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)



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



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

Agent Comments

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

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377





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