

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

24 Sheehan Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$295,000

Median sale price

Median price \$380,000

Property Type Vacant land

Suburb Castlemaine

Period - From 08/05/2023

to 07/05/2024

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	8 Domain Dr CASTLEMAINE 3450	\$300,000	27/07/2023
2	24a Ray St CASTLEMAINE 3450	\$295,000	14/12/2023
3	30 Britton St CASTLEMAINE 3450	\$290,000	20/09/2023

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:

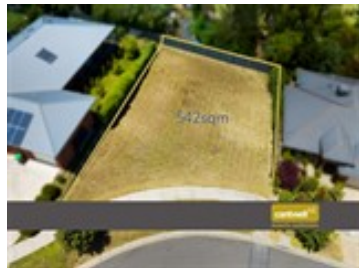
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Property Type:
Agent Comments

Indicative Selling Price
\$295,000
Median Land Price
08/05/2023 - 07/05/2024: \$380,000

Comparable Properties



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



24a Ray St CASTLEMAINE 3450 (REI) Agent Comments



Price: \$295,000
Method: Private Sale
Date: 14/12/2023
Property Type: Land
Land Size: 607 sqm approx



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

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