

# 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

5 Lawrence Street, Castlemaine Vic 3450

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$795,000

### Median sale price

Median price

\$730,000

Property Type

House

Suburb

Castlemaine

Period - From

25/01/2022

to

24/01/2023

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 | 5 Goldsmith Cr CASTLEMAINE 3450      | \$800,000 | 03/03/2022   |
| 2 | 5 Daniell Dr CASTLEMAINE 3450        | \$790,000 | 09/12/2022   |
| 3 | 31b Moscript St CAMPBELLS CREEK 3451 | \$767,000 | 17/11/2021   |

**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:

25/01/2023 08:41



Property Type:  
Agent Comments

Indicative Selling Price  
\$795,000

Median House Price  
25/01/2022 - 24/01/2023: \$730,000

## Comparable Properties



5 Goldsmith Cr CASTLEMAINE 3450 (REI/VG) Agent Comments



Price: \$800,000  
Method: Auction Sale  
Date: 03/03/2022  
Property Type: House (Res)  
Land Size: 787 sqm approx



5 Daniell Dr CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$790,000  
Method: Private Sale  
Date: 09/12/2022  
Property Type: House  
Land Size: 1732 sqm approx



31b Moscript St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$767,000  
Method: Private Sale  
Date: 17/11/2021  
Property Type: House  
Land Size: 1425 sqm approx