

# 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

30 Blakeley Road, 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 \$675,000

### Median sale price

Median price \$725,000

Property Type House

Suburb Castlemaine

Period - From 02/12/2023

to 01/12/2024

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	13 Ray St CASTLEMAINE 3450	\$610,000	28/11/2024
2	1 Dick St CASTLEMAINE 3450	\$705,000	15/11/2024
3	9 Treasure St CASTLEMAINE 3450	\$701,000	21/10/2024

**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:

02/12/2024 16:03



Property Type:  
Agent Comments

Indicative Selling Price  
\$675,000  
Median House Price  
02/12/2023 - 01/12/2024: \$725,000

## Comparable Properties



13 Ray St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$610,000  
Method: Private Sale  
Date: 28/11/2024  
Property Type: House  
Land Size: 668 sqm approx



1 Dick St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$705,000  
Method: Private Sale  
Date: 15/11/2024  
Property Type: House  
Land Size: 760 sqm approx



9 Treasure St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$701,000  
Method: Private Sale  
Date: 21/10/2024  
Property Type: House  
Land Size: 658 sqm approx