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	30 Blakeley Road, Castlemaine Vic 3450
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$675,000

Median sale price

Median price	\$725,000	Pro	perty 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.

Ad	dress 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









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

Comparable Properties



13 Ray St CASTLEMAINE 3450 (REI)

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



1 Dick St CASTLEMAINE 3450 (REI)

4 3 **6** 2 **6**

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



9 Treasure St CASTLEMAINE 3450 (REI)

43 瞴 1 🛱

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

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





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