

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

31 Chapmans Road, Castlemaine Vic 3450

Indicative selling price

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

Single price \$1,650,000

Median sale price

Median price \$739,000

Property Type House

Suburb Castlemaine

Period - From 06/03/2023

to 05/03/2024

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	56 Odgers Rd CASTLEMAINE 3450	\$1,750,000	21/06/2023
2	83 Sawmill Rd MCKENZIE HILL 3451	\$1,685,000	05/09/2023
3	80 Blakeley Rd CASTLEMAINE 3450	\$1,500,000	02/09/2023

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:

06/03/2024 13:19



Property Type: Land
Land Size: 677 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000

Median House Price
06/03/2023 - 05/03/2024: \$739,000

Comparable Properties



56 Odgers Rd CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$1,750,000
Method: Private Sale
Date: 21/06/2023
Property Type: House
Land Size: 9955 sqm approx



83 Sawmill Rd MCKENZIE HILL 3451 (REI)

Agent Comments



Price: \$1,685,000
Method: Private Sale
Date: 05/09/2023
Property Type: House
Land Size: 40468.60 sqm approx



80 Blakeley Rd CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$1,500,000
Method: Private Sale
Date: 02/09/2023
Property Type: House
Land Size: 7487 sqm approx