

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

8 Domain Drive, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$329,000

Median sale price

Median price

\$345,000

Property Type

Vacant land

Suburb

Castlemaine

Period - From

19/12/2021

to

18/12/2022

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	14a McKenzie Way MCKENZIE HILL 3451	\$350,000	21/12/2021
2	7-9 Blakeley Rd CASTLEMAINE 3450	\$345,000	31/01/2022
3	34 Gaffney St CASTLEMAINE 3450	\$300,000	02/09/2022

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:

19/12/2022 10:49



Property Type: Land
Land Size: 542 sqm approx
Agent Comments

Indicative Selling Price
\$329,000

Median Land Price
19/12/2021 - 18/12/2022: \$345,000

Comparable Properties



14a McKenzie Way MCKENZIE HILL 3451 (REI/VG)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 21/12/2021
Property Type: Land
Land Size: 710 sqm approx



7-9 Blakeley Rd CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$345,000
Method: Private Sale
Date: 31/01/2022
Property Type: Land
Land Size: 656 sqm approx

34 Gaffney St CASTLEMAINE 3450 (VG)

Agent Comments



Price: \$300,000
Method: Sale
Date: 02/09/2022
Property Type: Land
Land Size: 488 sqm approx