

# 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

1 Pardalote Pl, 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 \$330,000

### Median sale price

Median price \$305,000

Property Type Vacant land

Suburb Castlemaine

Period - From 16/11/2021

to 15/11/2022

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	5a Blakeley Rd CASTLEMAINE 3450	\$301,000	10/01/2022
2	34 Gaffney St CASTLEMAINE 3450	\$300,000	02/09/2022
3	4A Butterworth St CASTLEMAINE 3450	\$300,000	25/08/2022

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:

16/11/2022 12:00



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$330,000  
**Median Land Price**  
16/11/2021 - 15/11/2022: \$305,000

## Comparable Properties

### 5a Blakeley Rd CASTLEMAINE 3450 (VG)

**Agent Comments**



**Price:** \$301,000  
**Method:** Sale  
**Date:** 10/01/2022  
**Property Type:** Land  
**Land Size:** 343 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

### 4A Butterworth St CASTLEMAINE 3450 (VG)

**Agent Comments**



**Price:** \$300,000  
**Method:** Sale  
**Date:** 25/08/2022  
**Property Type:** Land  
**Land Size:** 402 sqm approx