

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 6a View Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$380,000

Median sale price

Median price \$335,000

Property Type Vacant land

Suburb Castlemaine

Period - From 07/07/2021

to 06/07/2022

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	76A Kennedy St CASTLEMAINE 3450	\$390,000	25/08/2021
2	147 Cornish St CASTLEMAINE 3450	\$365,000	09/12/2021
3	13 Bowden St CASTLEMAINE 3450	\$365,000	01/10/2021

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

07/07/2022 14:31



Property Type: Land
Land Size: 400 sqm approx
Agent Comments

Indicative Selling Price
\$380,000
Median Land Price
07/07/2021 - 06/07/2022: \$335,000

Comparable Properties



76A Kennedy St CASTLEMAINE 3450 (REI/VG) **Agent Comments**



Price: \$390,000
Method: Private Sale
Date: 25/08/2021
Property Type: Land
Land Size: 571 sqm approx



147 Cornish St CASTLEMAINE 3450 (REI/VG) **Agent Comments**



Price: \$365,000
Method: Private Sale
Date: 09/12/2021
Property Type: Land
Land Size: 517 sqm approx



13 Bowden St CASTLEMAINE 3450 (REI/VG) **Agent Comments**



Price: \$365,000
Method: Private Sale
Date: 01/10/2021
Property Type: Land
Land Size: 715 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377