

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

104 Colles Road, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$965,000

Median sale price

Median price

\$630,000

Property Type

House

Suburb

Castlemaine

Period - From

24/08/2020

to

23/08/2021

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	35 Maldon Rd MCKENZIE HILL 3451	\$895,000	02/06/2021
2	2a Penhallurick St CAMPBELLS CREEK 3451	\$855,000	20/11/2020
3	7 Broad Rd CAMPBELLS CREEK 3451	\$825,000	06/07/2021

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:

24/08/2021 15:56



Property Type:
Agent Comments

Indicative Selling Price

\$965,000

Median House Price

24/08/2020 - 23/08/2021: \$630,000

Comparable Properties



35 Maldon Rd MCKENZIE HILL 3451 (REI)

Agent Comments



Price: \$895,000
Method: Private Sale
Date: 02/06/2021
Property Type: House



2a Penhallurick St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$855,000
Method: Private Sale
Date: 20/11/2020
Property Type: House
Land Size: 4100 sqm approx



7 Broad Rd CAMPBELLS CREEK 3451 (REI)

Agent Comments



Price: \$825,000
Method: Private Sale
Date: 06/07/2021
Property Type: House
Land Size: 3697 sqm approx