

# 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 Lawson Parade, 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

\$549,000

### Median sale price

Median price

\$559,000

Property Type

House

Suburb

Castlemaine

Period - From

01/10/2019

to

30/09/2020

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	27 Montgomery St CASTLEMAINE 3450	\$556,500	07/10/2020
2	64 Blakeley Rd CASTLEMAINE 3450	\$530,000	21/04/2020
3	16 Roberts Av CASTLEMAINE 3450	\$517,500	07/08/2020

**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:

07/01/2021 09:26



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$549,000

**Median House Price**  
Year ending September 2020: \$559,000

## Comparable Properties



**27 Montgomery St CASTLEMAINE 3450 (REI/VG)**

Agent Comments



**Price:** \$556,500  
**Method:** Private Sale  
**Date:** 07/10/2020  
**Property Type:** House  
**Land Size:** 945 sqm approx



**64 Blakeley Rd CASTLEMAINE 3450 (REI/VG)**

Agent Comments



**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 21/04/2020  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 670 sqm approx



**16 Roberts Av CASTLEMAINE 3450 (REI/VG)**

Agent Comments



**Price:** \$517,500  
**Method:** Private Sale  
**Date:** 07/08/2020  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 793 sqm approx