

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 Langdon Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$345,000

Median sale price

Median price

\$355,000

Property Type

Vacant land

Suburb

Castlemaine

Period - From

10/02/2022

to

09/02/2023

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	2/3 Appel St CASTLEMAINE 3450	\$365,000	17/01/2023
2	2 Langdon St CASTLEMAINE 3450	\$355,000	25/05/2022
3	6 Langdon St CASTLEMAINE 3450	\$345,000	14/07/2022

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:

10/02/2023 15:32



Property Type:
Agent Comments

Indicative Selling Price
\$345,000

Median Land Price

10/02/2022 - 09/02/2023: \$355,000

Comparable Properties

2/3 Appel St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$365,000

Method:

Date: 17/01/2023

Property Type: Land

2 Langdon St CASTLEMAINE 3450 (VG)

Agent Comments



Price: \$355,000

Method: Sale

Date: 25/05/2022

Property Type: Land

Land Size: 684 sqm approx

6 Langdon St CASTLEMAINE 3450 (VG)

Agent Comments



Price: \$345,000

Method: Sale

Date: 14/07/2022

Property Type: Land

Land Size: 656 sqm approx