

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

2 Coldrey Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$395,000

Median sale price

Median price

\$355,000

Property Type

Vacant land

Suburb

Castlemaine

Period - From

29/05/2022

to

28/05/2023

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 Bull St CASTLEMAINE 3450	\$400,000	28/04/2023
2	23 Yeats St CASTLEMAINE 3450	\$363,000	24/02/2023
3	8 Langdon St CASTLEMAINE 3450	\$340,000	28/03/2023

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:

29/05/2023 16:32



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Property Type: Land
Land Size: 820 sqm approx
Agent Comments

Indicative Selling Price
\$395,000

Median Land Price
29/05/2022 - 28/05/2023: \$355,000

Comparable Properties



2 Bull St CASTLEMAINE 3450 (REI)

Agent Comments

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Price: \$400,000
Method: Private Sale
Date: 28/04/2023
Property Type: Land
Land Size: 571 sqm approx



23 Yeats St CASTLEMAINE 3450 (REI/VG)

Agent Comments

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Price: \$363,000
Method: Private Sale
Date: 24/02/2023
Property Type: Land
Land Size: 806 sqm approx



8 Langdon St CASTLEMAINE 3450 (REI)

Agent Comments

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Price: \$340,000
Method: Private Sale
Date: 28/03/2023
Property Type: Land
Land Size: 656 sqm approx

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172