

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

7 Pardalote Pl, Castlemaine Vic 3450

Indicative selling price

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

Single price \$385,000

Median sale price

Median price \$305,000

Property Type Vacant land

Suburb Castlemaine

Period - From 16/11/2021

to 15/11/2022

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	59a Doveton St CASTLEMAINE 3450	\$395,000	26/02/2022
2	17 Hill View Ct MCKENZIE HILL 3451	\$370,000	24/02/2022
3	14a McKenzie Way MCKENZIE HILL 3451	\$350,000	21/12/2021

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:

16/11/2022 12:50



Property Type:
Agent Comments

Indicative Selling Price
\$385,000
Median Land Price
16/11/2021 - 15/11/2022: \$305,000

Comparable Properties

59a Doveton St CASTLEMAINE 3450 (VG)

Agent Comments



Price: \$395,000
Method: Sale
Date: 26/02/2022
Property Type: Land



17 Hill View Ct MCKENZIE HILL 3451 (REI/VG)

Agent Comments



Price: \$370,000
Method: Private Sale
Date: 24/02/2022
Property Type: Land
Land Size: 918 sqm approx



14a McKenzie Way MCKENZIE HILL 3451 (REI)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 21/12/2021
Property Type: Land
Land Size: 710 sqm approx