

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

59a Doveton Street, Castlemaine Vic 3450

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$350,000

&

\$380,000

### Median sale price

Median price

\$380,000

Property Type

Vacant land

Suburb

Castlemaine

Period - From

28/03/2023

to

27/03/2024

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

- A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

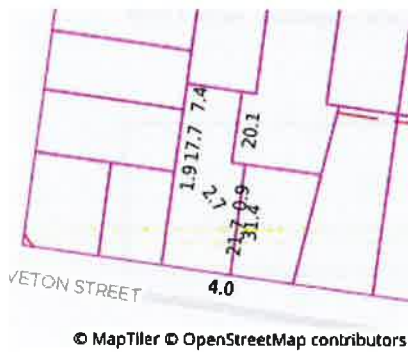
	Address of comparable property	Price	Date of sale
1	2 Bull St CASTLEMAINE 3450	\$400,000	28/04/2023
2	2 Coldrey St CASTLEMAINE 3450	\$380,000	16/06/2023
3	8 Langdon St CASTLEMAINE 3450	\$340,000	28/03/2023

OR

- ~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

28/03/2024 13:47



**Property Type:** Land  
**Agent Comments**

**Indicative Selling Price**

\$350,000 - \$380,000

**Median Land Price**

28/03/2023 - 27/03/2024: \$380,000

## Comparable Properties



**2 Bull St CASTLEMAINE 3450 (REI)**

**Agent Comments**



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



**2 Coldrey St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**



**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 16/06/2023  
**Property Type:** Land  
**Land Size:** 820 sqm approx



**8 Langdon St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**



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

**Account - Castlemaine Property Group** | P: 03 5470 6277 | F: 03 5470 6377