Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property offered for sa | ale |
|-------------------------|-----|
|-------------------------|-----|

| Address | 59a Doveton Street, Castlemaine Vic 3450 | |
|----------------------|--|--|
| Including suburb and | | |
| postcode | | |
| | | |
| | | |

Indicative selling price

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

| Range between \$350,000 | & | \$380,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

Median sale price

| Median price | \$380,000 | Pro | perty Type | /acant 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 |
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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)

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



2 Coldrey St CASTLEMAINE 3450 (REI/VG)

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



8 Langdon St CASTLEMAINE 3450 (REI/VG)

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

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





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