

# 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

12A View Street, Castlemaine Vic 3450

### Indicative selling price

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

Single price

\$265,000

### Median sale price

Median price

\$245,000

Property Type

Vacant land

Suburb

Castlemaine

Period - From

11/06/2019

to

10/06/2020

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	84 Bowden St CASTLEMAINE 3450	\$283,000	24/01/2020
2	34 William St CASTLEMAINE 3450	\$210,000	26/02/2020
3			

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:

11/06/2020 16:58



**Property Type:** Land

**Land Size:** 441 sqm approx

Agent Comments

## Comparable Properties



**84 Bowden St CASTLEMAINE 3450 (REI/VG)**

Agent Comments



**Price:** \$283,000

**Method:** Private Sale

**Date:** 24/01/2020

**Property Type:** Land

**Land Size:** 522 sqm approx



**34 William St CASTLEMAINE 3450 (REI/VG)**

Agent Comments



**Price:** \$210,000

**Method:** Private Sale

**Date:** 26/02/2020

**Property Type:** Land

**Land Size:** 466 sqm approx

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.