

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 52 Etty Street, Castlemaine Vic 3450
Including suburb or locality and postcode

Indicative selling price

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

Single price \$419,000

Median sale price

Median price \$420,000

Property Type Vacant land

Suburb Castlemaine

Period - From 29/07/2023

to 28/07/2024

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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

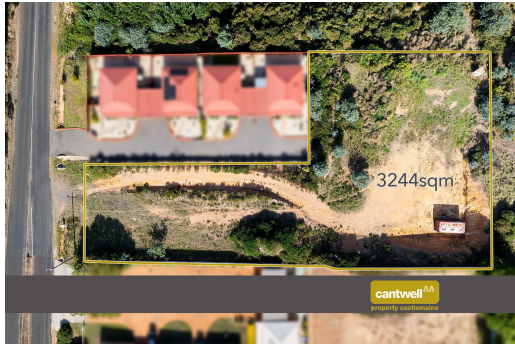
| | Address of comparable property | Price | Date of sale |
|---|--------------------------------|-----------|--------------|
| 1 | 48 Dinah Rd CHEWTON 3451 | \$385,000 | 27/06/2023 |
| 2 | | | |
| 3 | | | |

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 eighteen months.

This Statement of Information was prepared on:

29/07/2024 16:30



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Property Type: Land
Land Size: 3244 sqm approx
Agent Comments

Indicative Selling Price
\$419,000

Median Land Price
29/07/2023 - 28/07/2024: \$420,000

Comparable Properties

48 Dinah Rd CHEWTON 3451 (VG)

Agent Comments

- - -

Price: \$385,000
Method: Sale
Date: 27/06/2023
Property Type: Land
Land Size: 3580 sqm approx

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 eighteen months.