

# 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 4/77 Lyttleton 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)

Range between \$495,000 & \$535,000

### Median sale price

Median price \$516,500 Property Type Unit Suburb Castlemaine

Period - From 04/09/2023 to 03/09/2024 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		
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: 04/09/2024 12:57



2   1   1

**Rooms:** 4

**Property Type:** Residential

**Land Size:** 169 sqm sqm approx

Agent Comments

**Indicative Selling Price**

\$495,000 - \$535,000

**Median Unit Price**

04/09/2023 - 03/09/2024: \$516,500

## Comparable Properties

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.

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