

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

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb
Period - From to Source

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 18 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 | 73 Mcmanus Rd BARKERS CREEK 3451 | \$1,575,000 | 02/07/2021 |
| 2 | 5 Mcmeekin St CASTLEMAINE 3450 | \$1,550,000 | 23/03/2021 |
| 3 | 65 Faradale Dr FARADAY 3451 | \$1,275,000 | 10/08/2021 |

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 18 months.~~

This Statement of Information was prepared on:



Property Type:
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000
Median House Price
15/12/2020 - 14/12/2021: \$658,500

Comparable Properties



73 Mcmanus Rd BARKERS CREEK 3451 (REI/VG)

Agent Comments



Price: \$1,575,000
Method: Private Sale
Date: 02/07/2021
Property Type: House
Land Size: 4046.86 sqm approx



5 Mcmeehin St CASTLEMAINE 3450 (VG)

Agent Comments



Price: \$1,550,000
Method: Sale
Date: 23/03/2021
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 10000 sqm approx



65 Faradale Dr FARADAY 3451 (REI/VG)

Agent Comments



Price: \$1,275,000
Method: Private Sale
Date: 10/08/2021
Property Type: House
Land Size: 18200 sqm approx

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