# 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

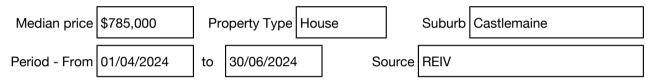
2 Ross Drive, Castlemaine Vic 3450

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$659,000

#### Median sale price



## 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	39 Moscript St CAMPBELLS CREEK 3451	\$632,000	05/08/2024
2	42 Elizabeth St CAMPBELLS CREEK 3451	\$675,000	13/06/2024
3	44 Mcgrath St CASTLEMAINE 3450	\$620,000	22/03/2024

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:

13/09/2024 09:47



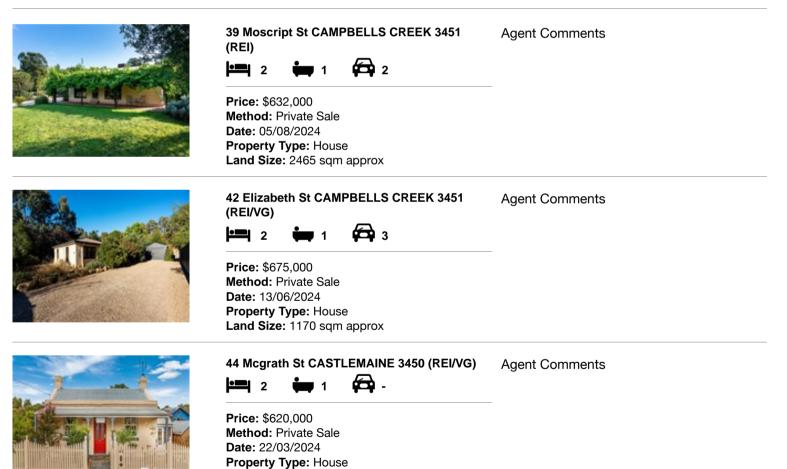






Property Type: House Land Size: 2831 sqm approx Agent Comments Indicative Selling Price \$659,000 Median House Price June guarter 2024: \$785,000

# **Comparable Properties**



#### Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172

Land Size: 439 sqm approx



propertydata

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