

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

17 Burnett Road, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$435,000

Median sale price

Median price

\$220,000

Property Type

Vacant land

Suburb

Castlemaine

Period - From

05/08/2019

to

04/08/2020

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 Armstrong Ct CASTLEMAINE 3450	\$432,500	20/05/2019
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:

05/08/2020 09:56

17 Burnett Road, Castlemaine Vic 3450



Genevieve Cantwell

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Indicative Selling Price

\$435,000

Median Land Price

05/08/2019 - 04/08/2020: \$220,000



Property Type: Land

Land Size: 4737 sqm approx

Agent Comments

Comparable Properties



2 Armstrong Ct CASTLEMAINE 3450 (REI/VG) Agent Comments



Price: \$432,500

Method: Private Sale

Date: 20/05/2019

Property Type: Land

Land Size: 1220 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.

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.