

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 59a Doveton 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

Range between \$330,000 & \$350,000

Median sale price

Median price \$380,000 Property Type Vacant land Suburb Castlemaine

Period - From 24/05/2023 to 23/05/2024 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 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	2 Bull St CASTLEMAINE 3450	\$400,000	28/04/2023
2	2 Coldrey St CASTLEMAINE 3450	\$380,000	16/06/2023
3	8 Langdon St CASTLEMAINE 3450	\$340,000	28/03/2023

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: 24/05/2024 15:33



Property Type: Land
Land Size: 566 sqm approx
 Agent Comments

Indicative Selling Price
 \$330,000 - \$350,000
Median Land Price
 24/05/2023 - 23/05/2024: \$380,000

Comparable Properties



2 Bull St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 28/04/2023
Property Type: Land
Land Size: 571 sqm approx



2 Coldrey St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$380,000
Method: Private Sale
Date: 16/06/2023
Property Type: Land
Land Size: 820 sqm approx



8 Langdon St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$340,000
Method: Private Sale
Date: 28/03/2023
Property Type: Land
Land Size: 656 sqm approx

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