

# 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

28 Britton 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)

Single price

\$309,000

### Median sale price

Median price

\$260,000

Property Type

Vacant land

Suburb

Castlemaine

Period - From

20/09/2018

to

19/09/2019

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	15a Urquhart St CASTLEMAINE 3450	\$340,000	24/04/2018
2	70 Campbell St CASTLEMAINE 3450	\$305,000	03/05/2019
3	10 George St CASTLEMAINE 3450	\$300,000	03/06/2019

**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:

20/09/2019 13:54



**Property Type:** Residential Land

**Land Size:** 588 sqm approx

**Agent Comments**

This block is ready to build with all services pitted and connected. The north aspect of the block is to the front which provides views to Mount Alexander and the Castlemaine Diggings National Park.

## Comparable Properties

**15a Urquhart St CASTLEMAINE 3450 (VG)**

**Agent Comments**



**Price:** \$340,000

**Method:** Sale

**Date:** 24/04/2018

**Property Type:** Land

**Land Size:** 356 sqm approx



**70 Campbell St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**



**Price:** \$305,000

**Method:** Private Sale

**Date:** 03/05/2019

**Property Type:** Land

**Land Size:** 303 sqm approx



**10 George St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**



**Price:** \$300,000

**Method:** Private Sale

**Date:** 03/06/2019

**Property Type:** Land

**Land Size:** 386 sqm approx