

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

Lot 2/154 Duke Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$295,000

Median sale price

Median price \$290,000

Property Type Vacant land

Suburb Castlemaine

Period - From 23/09/2020

to 22/09/2021

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	118 Farnsworth St CASTLEMAINE 3450	\$300,000	03/12/2020
2	9B Reckleben St CASTLEMAINE 3450	\$290,000	18/11/2020
3	8 Domain Dr CASTLEMAINE 3450	\$276,500	27/03/2021

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:

23/09/2021 10:31



Property Type:
Land Size: 573 sqm approx
Agent Comments

Indicative Selling Price
\$295,000

Median Land Price
23/09/2020 - 22/09/2021: \$290,000

Comparable Properties



118 Farnsworth St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$300,000
Method: Private Sale
Date: 03/12/2020
Property Type: Land
Land Size: 740 sqm approx



9B Reckleben St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$290,000
Method: Private Sale
Date: 18/11/2020
Property Type: Land
Land Size: 667 sqm approx

8 Domain Dr CASTLEMAINE 3450 (VG)

Agent Comments



Price: \$276,500
Method: Sale
Date: 27/03/2021
Property Type: Land
Land Size: 542 sqm approx