

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

13a Merrifield Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$445,000

Median sale price

Median price

\$275,000

Property Type

Vacant land

Suburb

Castlemaine

Period - From

11/06/2020

to

10/06/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

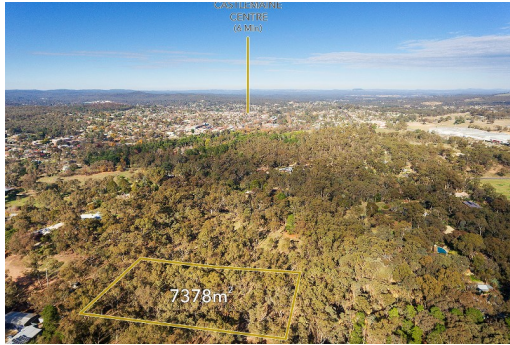
	Address of comparable property	Price	Date of sale
1	146 Colles Rd MOONLIGHT FLAT 3450	\$318,000	31/05/2021
2	95 Lyttleton St CASTLEMAINE 3450	\$420,000	07/04/2021
3	17 Burnett Rd CASTLEMAINE 3450	\$430,000	28/10/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

11/06/2021 12:12



Property Type:
Agent Comments

Indicative Selling Price
\$445,000

Median Land Price
11/06/2020 - 10/06/2021: \$275,000

Comparable Properties



146 Colles Rd MOONLIGHT FLAT 3450 (REI)

Agent Comments



Price: \$318,000
Method: Private Sale
Date: 31/05/2021
Property Type: Land
Land Size: 3526 sqm approx



95 Lyttleton St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 07/04/2021
Property Type: Land
Land Size: 1185 sqm approx



17 Burnett Rd CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 28/10/2020
Property Type: Land
Land Size: 4737 sqm approx