

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

12 Lawrence Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$685,000

Median sale price

Median price \$695,000

Property Type House

Suburb Castlemaine

Period - From 01/01/2021

to 31/12/2021

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	17 View St CASTLEMAINE 3450	\$739,000	07/12/2021
2	34 Ray St CASTLEMAINE 3450	\$695,000	20/01/2022
3	146 Main Rd CAMPBELLS CREEK 3451	\$672,000	22/12/2021

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:

28/01/2022 10:09



Property Type: House (Res)
Land Size: 2071 sqm approx
Agent Comments

Indicative Selling Price
\$685,000

Median House Price
Year ending December 2021: \$695,000

Comparable Properties



17 View St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$739,000
Method: Private Sale
Date: 07/12/2021
Property Type: House
Land Size: 743 sqm approx



34 Ray St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$695,000
Method: Private Sale
Date: 20/01/2022
Property Type: House
Land Size: 1036 sqm approx



146 Main Rd CAMPBELLS CREEK 3451 (REI)

Agent Comments



Price: \$672,000
Method: Private Sale
Date: 22/12/2021
Property Type: House
Land Size: 906 sqm approx