

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

16 Ross Drive, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$895,000

Median sale price

Median price

\$744,000

Property Type

House

Suburb

Castlemaine

Period - From

01/10/2021

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	7 Gallway St CASTLEMAINE 3450	\$955,000	11/11/2021
2	2a Penhallurick St CAMPBELLS CREEK 3451	\$855,000	20/11/2020
3	34 Wheeler St CASTLEMAINE 3450	\$850,000	20/10/2021

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:

08/02/2022 12:36



4 2 2

Rooms: 6

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 6270 sqm approx

Agent Comments

Indicative Selling Price

\$895,000

Median House Price

December quarter 2021: \$744,000

Comparable Properties



7 Galloway St CASTLEMAINE 3450 (REI)

Agent Comments

4 2 6

Price: \$955,000

Method: Private Sale

Date: 11/11/2021

Property Type: House

Land Size: 2783 sqm approx



2a Penhallurick St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

4 2 2

Price: \$855,000

Method: Private Sale

Date: 20/11/2020

Property Type: House

Land Size: 4100 sqm approx



34 Wheeler St CASTLEMAINE 3450 (REI/VG)

Agent Comments

4 2 4

Price: \$850,000

Method: Private Sale

Date: 20/10/2021

Property Type: House

Land Size: 983 sqm approx