

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

39 Happy Valley Road, Castlemaine Vic 3450

Indicative selling price

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

Single price \$485,000

Median sale price

Median price \$747,500

Property Type House

Suburb Castlemaine

Period - From 01/10/2023

to 30/09/2024

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 eighteen 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	CA 32/47 Happy Valley Rd CASTLEMAINE 3450	\$420,000	22/02/2024
2			
3			

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 eighteen months.

This Statement of Information was prepared on:

17/12/2024 09:37



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Property Type: House
Land Size: 3328 sqm approx
Agent Comments

Indicative Selling Price
\$485,000

Median House Price
Year ending September 2024: \$747,500

Comparable Properties



CA 32/47 Happy Valley Rd CASTLEMAINE 3450 (REI)

Agent Comments

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Price: \$420,000
Method: Private Sale
Date: 22/02/2024
Property Type: Land
Land Size: 3284 sqm approx

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 eighteen months.

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