

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

2/18 Chapmans Road, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$285,000

Median sale price

Median price

\$220,000

Property Type

Vacant land

Suburb

Castlemaine

Period - From

27/10/2019

to

26/10/2020

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 | 25a Brown St CASTLEMAINE 3450 | \$315,000 | 05/07/2019 |
| 2 | 7a Reckleben St CASTLEMAINE 3450 | \$310,000 | 13/07/2020 |
| 3 | 28 Britton St CASTLEMAINE 3450 | \$290,000 | 07/10/2019 |

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:

27/10/2020 11:31



Property Type:
Agent Comments

Indicative Selling Price
\$285,000

Median Land Price
27/10/2019 - 26/10/2020: \$220,000

Comparable Properties



25a Brown St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$315,000
Method: Private Sale
Date: 05/07/2019
Property Type: Land
Land Size: 838 sqm approx



7a Reckleben St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$310,000
Method: Private Sale
Date: 13/07/2020
Property Type: Land
Land Size: 1085 sqm approx



28 Britton St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$290,000
Method: Private Sale
Date: 07/10/2019
Property Type: Land
Land Size: 588 sqm approx