Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Property offered for sale							
Address Including suburb or locality and postcode	Including suburb or						
Indicative selling pric	e						
For the meaning of this price see consumer.vic.gov.au/underquoting							
Single price \$1,060,000							
Median sale price*							
Median price	Pr	roperty Type		Sub	ourb Faraday		
Period - From	to		So	urce			
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	
1 290 Golden Point Rd GOLDEN POINT 3451					\$980,000	27/10/2025	
2 40 Quartz Hill Rd MOONLIGHT FLAT 3450					\$1,100,000	31/10/2024	
3 56 Karingal Park Dr BARKERS CREEK 3451					\$1,100,000	10/10/2024	
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: 04/11/2025 15:40							
* When this Statement of Information was prepared, publicly available information providing median sale							



^{*} When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.







Rooms: 7

Property Type: House **Land Size:** 64625 sqm approx

Agent Comments

Indicative Selling Price \$1,060,000 No median price available

Comparable Properties



290 Golden Point Rd GOLDEN POINT 3451 (REI)

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Price: \$980,000 **Method:** Private Sale **Date:** 27/10/2025

Property Type: Rural (All Types) **Land Size:** 40000 sqm approx

Agent Comments



40 Quartz Hill Rd MOONLIGHT FLAT 3450 (REI/VG)

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Agent Comments

Price: \$1,100,000 Method: Private Sale Date: 31/10/2024 Property Type: House

Land Size: 122000 sqm approx

56 Karingal Park Dr BARKERS CREEK 3451 (REI/VG)



1





Agent Comments



Price: \$1,100,000 Method: Private Sale Date: 10/10/2024 Property Type: House

Land Size: 29177.86 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377





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