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

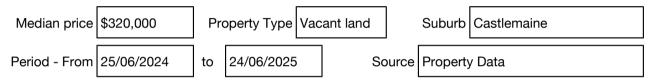
39 Duke Street, Castlemaine Vic 3450

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$275,000

Median sale price



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	130 Johnstone St CASTLEMAINE 3450	\$320,000	27/03/2025
2	27 Happy Valley Rd CASTLEMAINE 3450	\$345,000	26/02/2025
3	12 Happy Valley Rd CASTLEMAINE 3450	\$320,000	29/01/2025

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:

25/06/2025 12:34









Property Type: Residential Land **Land Size:** 3999 sqm approx Agent Comments Indicative Selling Price \$275,000 Median Land Price 25/06/2024 - 24/06/2025: \$320,000

Comparable Properties

130 Johnstone St CASTLEMAINE 3450 (REI) Image: Price: Price: \$320,000 Method: Private Sale Date: 27/03/2025 Property Type: Land Size: 5394 sqm	Agent Comments
27 Happy Valley Rd CASTLEMAINE 3450 (VG) Price: \$345,000 Method: Sale Date: 26/02/2025 Property Type: Hobby Farm < 20 ha Land Size: 5725 sqm approx	Agent Comments
12 Happy Valley Rd CASTLEMAINE 3450 (REI/VG) Price: \$320,000 Method: Private Sale Date: 29/01/2025 Property Type: Land Land Size: 6929 sqm approx	Agent Comments

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172



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