

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

4/77 Lyttleton Street, Castlemaine Vic 3450

Indicative selling price

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

Range between \$495,000

&

\$535,000

Median sale price

Median price \$516,500

Property Type Unit

Suburb Castlemaine

Period - From 04/09/2023

to

03/09/2024

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		
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:

04/09/2024 12:57



 2  1  1

Rooms: 4
Property Type: Residential
Land Size: 169 sqm sqm approx
Agent Comments

Indicative Selling Price
\$495,000 - \$535,000
Median Unit Price
04/09/2023 - 03/09/2024: \$516,500

Comparable Properties

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.

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