

## 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

59A Campbell Street, Castlemaine Vic 3450

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$619,000

### Median sale price

Median price \$385,000

Property Type Vacant land

Suburb Castlemaine

Period - From 09/02/2023

to 08/02/2024

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.~~

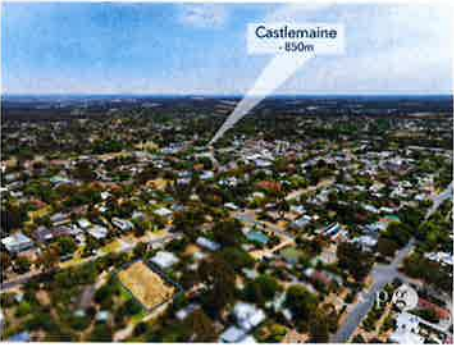
	Address of comparable property	Price	Date of sale
1	50 Kennedy St CASTLEMAINE 3450	\$550,000	26/05/2023
2			
3			

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:

09/02/2024 15:17



Property Type:  
Agent Comments

Indicative Selling Price  
\$619,000  
Median Land Price  
09/02/2023 - 08/02/2024: \$385,000

Comparable Properties



50 Kennedy St CASTLEMAINE 3450 (VG) Agent Comments  
2 - -

Price: \$550,000  
Method: Sale  
Date: 26/05/2023  
Property Type: Land  
Land Size: 1359 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.