

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

1/1 Watson Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$320,000

Median sale price

Median price

\$355,000

Property Type

Vacant land

Suburb

Castlemaine

Period - From

09/04/2024

to

08/04/2025

Source

Property Data

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	8 Ngaari Ct MUCKLEFORD 3451	\$325,000	23/04/2024
2	101 Bowden St CASTLEMAINE 3450	\$372,000	21/12/2023
3	18 Chapmans Rd CASTLEMAINE 3450	\$379,000	08/11/2023

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:

09/04/2025 10:36



Property Type:
Agent Comments

Indicative Selling Price
\$320,000

Median Land Price
09/04/2024 - 08/04/2025: \$355,000

Comparable Properties

8 Ngaari Ct MUCKLEFORD 3451 (VG)

Agent Comments



Price: \$325,000
Method: Sale
Date: 23/04/2024
Property Type: Hobby Farm < 20 ha
Land Size: 4766 sqm approx

101 Bowden St CASTLEMAINE 3450 (VG)

Agent Comments



Price: \$372,000
Method: Sale
Date: 21/12/2023
Property Type: Land
Land Size: 553 sqm approx



18 Chapmans Rd CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$379,000
Method: Private Sale
Date: 08/11/2023
Property Type: Land
Land Size: 1651 sqm approx

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