# 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

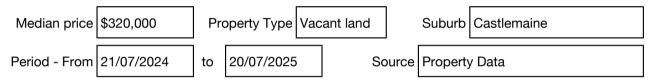
2/41 Martin Street, Castlemaine Vic 3450

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	er.vic.gov.au/underquoting	see consum	this price	meaning of	For the
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Single price \$619,000

#### 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

#### OR

**B**<sup>\*</sup> 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:

21/07/2025 17:01









**Property Type:** Residential Land **Land Size:** 4,292 sqm approx Agent Comments Indicative Selling Price \$619,000 Median Land Price 21/07/2024 - 20/07/2025: \$320,000

# **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.

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