

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

10a Pleasant Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$250,000

Median sale price

Median price \$220,000

Property Type Vacant land

Suburb Castlemaine

Period - From 30/10/2019

to 29/10/2020

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 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	7a Reckleben St CASTLEMAINE 3450	\$310,000	13/07/2020
2	84 Bowden St CASTLEMAINE 3450	\$283,000	24/01/2020
3	25 Landseer St CASTLEMAINE 3450	\$240,000	23/09/2020

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:

30/10/2020 12:41



Property Type: Land
Land Size: 586 sqm approx
Agent Comments

Indicative Selling Price
\$250,000
Median Land Price
30/10/2019 - 29/10/2020: \$220,000

Comparable Properties



7a Reckleben St CASTLEMAINE 3450 (REI/VG) Agent Comments



Price: \$310,000
Method: Private Sale
Date: 13/07/2020
Property Type: Land
Land Size: 1085 sqm approx



84 Bowden St CASTLEMAINE 3450 (REI/VG) Agent Comments



Price: \$283,000
Method: Private Sale
Date: 24/01/2020
Property Type: Land
Land Size: 522 sqm approx



25 Landseer St CASTLEMAINE 3450 (VG) Agent Comments



Price: \$240,000
Method: Sale
Date: 23/09/2020
Property Type: Land
Land Size: 519 sqm approx