

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

24 Ross Drive, Castlemaine Vic 3450

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$559,000 Property Type House Suburb Castlemaine

Period - From 01/10/2019 to 30/09/2020 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	23 Burnett Rd CASTLEMAINE 3450	\$1,500,000	05/08/2020
2	41 Hamiltons La MUCKLEFORD 3451	\$1,450,000	23/07/2020
3	168 Butchers Rd MUCKLEFORD 3451	\$1,400,000	28/07/2020

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:

13/10/2020 07:08



Property Type: Mixed
Farming/Grazing (without structural improvements)
Land Size: 30000 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
Year ending September 2020: \$559,000

Comparable Properties



23 Burnett Rd CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$1,500,000
Method: Private Sale
Date: 05/08/2020
Rooms: 9
Property Type: House



41 Hamiltons La MUCKLEFORD 3451 (REI)

Agent Comments



Price: \$1,450,000
Method: Private Sale
Date: 23/07/2020
Property Type: Rural Residential
Land Size: 34000 sqm approx



168 Butchers Rd MUCKLEFORD 3451 (REI/VG) Agent Comments



Price: \$1,400,000
Method: Private Sale
Date: 28/07/2020
Property Type: House
Land Size: 161880 sqm approx