

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 29A Chapmans Road, Castlemaine Vic 3450

Indicative selling price

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

Single price \$385,000

Median sale price

Median price \$722,500 Property Type House Suburb Castlemaine

Period - From 01/07/2021 to 30/09/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	76A Kennedy St CASTLEMAINE 3450	\$390,000	25/08/2021
2	84 Farnsworth St CASTLEMAINE 3450	\$370,000	10/06/2021
3	13 Bowden St CASTLEMAINE 3450	\$365,000	01/10/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 25/11/2021 12:28



Property Type:
Agent Comments

Indicative Selling Price
\$385,000
Median House Price
September quarter 2021: \$722,500

Comparable Properties



76A Kennedy St CASTLEMAINE 3450 (REI/VG) Agent Comments



Price: \$390,000
Method: Private Sale
Date: 25/08/2021
Property Type: Land
Land Size: 571 sqm approx

84 Farnsworth St CASTLEMAINE 3450 (VG) Agent Comments



Price: \$370,000
Method: Sale
Date: 10/06/2021
Property Type: Land
Land Size: 475 sqm approx



13 Bowden St CASTLEMAINE 3450 (REI) Agent Comments



Price: \$365,000
Method: Private Sale
Date: 01/10/2021
Property Type: Land
Land Size: 715 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377