

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 64 Blakeley Road, Castlemaine Vic 3450
Including suburb or locality and postcode

Indicative selling price

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

Range between \$520,000 & \$530,000

Median sale price

Median price \$542,500 Property Type House Suburb Castlemaine

Period - From 01/10/2018 to 30/09/2019 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	3 Blakeley Rd CASTLEMAINE 3450	\$582,500	29/03/2019
2	25 Richards Rd CASTLEMAINE 3450	\$560,000	29/10/2019
3	10 Dudley St CASTLEMAINE 3450	\$518,000	23/09/2019

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: 15/11/2019 12:20



 3  2  1

Rooms: 6

Property Type: Land

Land Size: 670 sqm approx

Agent Comments

Indicative Selling Price

\$520,000 - \$530,000

Median House Price

Year ending September 2019: \$542,500

Comparable Properties



3 Blakeley Rd CASTLEMAINE 3450 (REI/VG)

Agent Comments

 4  2  2

Price: \$582,500

Method: Private Sale

Date: 29/03/2019

Rooms: 6

Property Type: House

Land Size: 655 sqm approx



25 Richards Rd CASTLEMAINE 3450 (REI)

Agent Comments

 3  1  2

Price: \$560,000

Method: Private Sale

Date: 29/10/2019

Property Type: House

Land Size: 752 sqm approx



10 Dudley St CASTLEMAINE 3450 (REI)

Agent Comments

 4  2  4

Price: \$518,000

Method: Private Sale

Date: 23/09/2019

Rooms: 6

Property Type: House

Land Size: 846 sqm approx