

# 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

5a Lawrence Street, Castlemaine Vic 3450

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$269,000

### Median sale price

Median price \$250,000

Property Type Vacant land

Suburb Castlemaine

Period - From 03/12/2018

to 02/12/2019

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	10 Yeats St CASTLEMAINE 3450	\$275,000	24/06/2019
2	23 Yeats St CASTLEMAINE 3450	\$260,000	06/02/2019
3	10 Yeats St CASTLEMAINE 3450	\$250,000	04/06/2019

**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:

03/12/2019 13:27



**Property Type:** Vacant Land

**Land Size:** 505 sqm approx

Agent Comments

## Comparable Properties



**10 Yeats St CASTLEMAINE 3450 (VG)**

Agent Comments



**Price:** \$275,000

**Method:** Sale

**Date:** 24/06/2019

**Property Type:** Land

**Land Size:** 1012 sqm approx



**23 Yeats St CASTLEMAINE 3450 (REI/VG)**

Agent Comments



**Price:** \$260,000

**Method:** Private Sale

**Date:** 06/02/2019

**Property Type:** Land

**Land Size:** 1000 sqm approx



**10 Yeats St CASTLEMAINE 3450 (VG)**

Agent Comments



**Price:** \$250,000

**Method:** Sale

**Date:** 04/06/2019

**Property Type:** Land

**Land Size:** 1012 sqm approx