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	7 Sarah Coopey Lane, Castlemaine Vic 3450

Indicative selling price

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

Single price $698,000

Median sale price

Median price $695,000 Property Type House Suburb Castlemaine

Period - From 17/03/2021 to 16/03/2022 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	69 Templeton St CASTLEMAINE 3450	$720,000	19/10/2021
2	3 Angus St CHEWTON 3451	$680,000	28/10/2021
3	134 Duke St CASTLEMAINE 3450	$675,000	11/09/2021

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: 17/03/2022 11:15

7 Sarah Coopey Lane, Castlemaine Vic 3450



2 2 0

Property Type: House
Land Size: 738 sqm approx

Agent Comments

Indicative Selling Price
$698,000
Median House Price
17/03/2021 - 16/03/2022: $695,000

Comparable Properties



69 Templeton St CASTLEMAINE 3450 (REI/VG)

2 1 1

Price: $720,000
Method: Private Sale
Date: 19/10/2021
Property Type: House
Land Size: 508 sqm approx

Agent Comments



3 Angus St CHEWTON 3451 (REI/VG)

3 1 2

Price: $680,000
Method: Private Sale
Date: 28/10/2021
Property Type: House
Land Size: 700 sqm approx

Agent Comments



134 Duke St CASTLEMAINE 3450 (VG)

3 - -

Price: $675,000
Method: Sale
Date: 11/09/2021
Property Type: House (Res)
Land Size: 830 sqm approx

Agent Comments

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172

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