

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

18 Chapmans Road, Castlemaine Vic 3450

Indicative selling price

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

Single price \$395,000

Median sale price

Median price \$385,000

Property Type Vacant land

Suburb Castlemaine

Period - From 28/09/2022

to 27/09/2023

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	7 Pardalote PI CASTLEMAINE 3450	\$385,000	06/02/2023
2	6 Pardalote PI CASTLEMAINE 3450	\$360,000	06/12/2022
3	5/59 Moscript St CAMPBELLS CREEK 3451	\$327,000	11/11/2022

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:

28/09/2023 16:52



Property Type: Land
Land Size: 1651 sqm approx
Agent Comments

Indicative Selling Price
\$395,000
Median Land Price
28/09/2022 - 27/09/2023: \$385,000

Comparable Properties



7 Pardalote PI CASTLEMAINE 3450 (REI/VG) **Agent Comments**



Price: \$385,000
Method: Private Sale
Date: 06/02/2023
Property Type: Land
Land Size: 729 sqm approx



6 Pardalote PI CASTLEMAINE 3450 (REI) **Agent Comments**



Price: \$360,000
Method: Private Sale
Date: 06/12/2022
Property Type: Land
Land Size: 614 sqm approx



5/59 Moscript St CAMPBELLS CREEK 3451 (REI/VG) **Agent Comments**



Price: \$327,000
Method: Private Sale
Date: 11/11/2022
Property Type: Land
Land Size: 1455 sqm approx

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