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	2/17 Landseer Street, Castlemaine Vic 3450

Indicative selling price

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

Single price $549,500

Median sale price

Median price $482,500 Property Type Unit Suburb Castlemaine

Period - From 13/02/2023 to 12/02/2024 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	1/17 Landseer St CASTLEMAINE 3450	$560,000	21/07/2023
2	2/28 Bowden St CASTLEMAINE 3450	$550,000	20/01/2024
3	2/1 Wilkie St CASTLEMAINE 3450	$535,000	18/01/2024

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: 13/02/2024 09:34

2/17 Landseer Street, Castlemaine Vic 3450



2 1 1

Property Type: Unit
Land Size: 418 sqm approx

Agent Comments

Indicative Selling Price
$549,500
Median Unit Price
13/02/2023 - 12/02/2024: $482,500

Comparable Properties

1/17 Landseer St CASTLEMAINE 3450 (VG)

2 - -

Agent Comments

Price: $560,000
Method: Sale
Date: 21/07/2023
Property Type: Flat/Unit/Apartment (Res)



2/28 Bowden St CASTLEMAINE 3450 (REI)

2 1 1

Agent Comments

Price: $550,000
Method: Private Sale
Date: 20/01/2024
Property Type: House
Land Size: 226 sqm approx



2/1 Wilkie St CASTLEMAINE 3450 (REI)

2 1 2

Agent Comments

Price: $535,000
Method: Private Sale
Date: 18/01/2024
Property Type: Townhouse (Single)
Land Size: 270 sqm approx

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

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