

# 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

12 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 \$775,000

### Median sale price

Median price \$739,000

Property Type House

Suburb Castlemaine

Period - From 18/03/2023

to 17/03/2024

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	16 Chapmans Rd CASTLEMAINE 3450	\$775,000	20/02/2024
2	143 Hargraves St CASTLEMAINE 3450	\$760,000	29/12/2023
3	25 Johnstone St CASTLEMAINE 3450	\$700,000	27/02/2024

**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:

18/03/2024 10:10



3   1   2

**Property Type:** Residential House

**Land Size:** 575 sqm approx

Agent Comments

## Comparable Properties



**16 Chapmans Rd CASTLEMAINE 3450 (REI)**

Agent Comments

3   2   2

**Price:** \$775,000

**Method:** Private Sale

**Date:** 20/02/2024

**Property Type:** House

**Land Size:** 3644 sqm approx



**143 Hargraves St CASTLEMAINE 3450 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$760,000

**Method:** Private Sale

**Date:** 29/12/2023

**Property Type:** House

**Land Size:** 1008 sqm approx



**25 Johnstone St CASTLEMAINE 3450 (REI)**

Agent Comments

3   2   2

**Price:** \$700,000

**Method:** Private Sale

**Date:** 27/02/2024

**Property Type:** House

**Land Size:** 1040 sqm approx