

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

142 Richards Road, Castlemaine Vic 3450

Indicative selling price

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

Range between

\$1,375,000

&

\$1,445,000

Median sale price

Median price

\$739,500

Property Type

House

Suburb

Castlemaine

Period - From

02/05/2023

to

01/05/2024

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	31 Chapmans Rd CASTLEMAINE 3450	\$1,570,000	01/04/2024
2	80 Blakeley Rd CASTLEMAINE 3450	\$1,500,000	02/09/2023
3	12-14 Ray St CASTLEMAINE 3450	\$1,310,000	16/11/2023

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:

02/05/2024 13:56



 5
  2
  10

Property Type: House
Land Size: 10117 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,375,000 - \$1,445,000
Median House Price
 02/05/2023 - 01/05/2024: \$739,500

Comparable Properties



31 Chapmans Rd CASTLEMAINE 3450 (REI) Agent Comments

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Price: \$1,570,000
Method: Private Sale
Date: 01/04/2024
Property Type: House
Land Size: 14042.60 sqm approx



80 Blakeley Rd CASTLEMAINE 3450 (REI/VG) Agent Comments

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  3
  6

Price: \$1,500,000
Method: Private Sale
Date: 02/09/2023
Property Type: House
Land Size: 7487 sqm approx



12-14 Ray St CASTLEMAINE 3450 (REI) Agent Comments

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  6

Price: \$1,310,000
Method: Private Sale
Date: 16/11/2023
Property Type: House
Land Size: 4477 sqm approx

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