Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	142 Richards Road, Castlemaine Vic 3450
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between \$1,375,000 & \$1,445,000	Range between	\$1,375,000	&	\$1,445,000
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Median sale price

Median price	\$739,500	Pro	perty 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

Add	dress 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

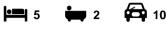
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	02/05/2024 13:56









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)

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Price: \$1,570,000 Method: Private Sale Date: 01/04/2024 Property Type: House

Land Size: 14042.60 sqm approx

Agent Comments

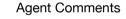


80 Blakeley Rd CASTLEMAINE 3450 (REI/VG)





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)

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

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



