

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

16 Chapmans Road, Castlemaine Vic 3450

Indicative selling price

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

Single price \$785,000

Median sale price

Median price \$748,750

Property Type House

Suburb Castlemaine

Period - From 24/01/2023

to 23/01/2024

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	9 Gallway St CASTLEMAINE 3450	\$800,000	31/10/2023
2	143 Hargraves St CASTLEMAINE 3450	\$760,000	29/12/2023
3	2 Midland Hwy CASTLEMAINE 3450	\$740,000	24/11/2023

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:

24/01/2024 14:38



Property Type:
Agent Comments

Indicative Selling Price
\$785,000

Median House Price
24/01/2023 - 23/01/2024: \$748,750

Comparable Properties



9 Galloway St CASTLEMAINE 3450 (REI/VG) Agent Comments



Price: \$800,000
Method: Private Sale
Date: 31/10/2023
Property Type: House
Land Size: 2665 sqm approx



143 Hargraves St CASTLEMAINE 3450 (REI) Agent Comments



Price: \$760,000
Method: Private Sale
Date: 29/12/2023
Property Type: House
Land Size: 1008 sqm approx



2 Midland Hwy CASTLEMAINE 3450 (REI) Agent Comments



Price: \$740,000
Method: Private Sale
Date: 24/11/2023
Property Type: House
Land Size: 1976 sqm approx