

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

17 Lawrence Park Drive, Castlemaine Vic 3450

Indicative selling price

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

Single price \$695,000

Median sale price

Median price \$740,000

Property Type House

Suburb Castlemaine

Period - From 25/06/2023

to 24/06/2024

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 Kulindi Ct MCKENZIE HILL 3451	\$712,000	03/06/2024
2	4 Myrtle St CAMPBELLS CREEK 3451	\$690,000	08/04/2024
3	93 Duke St CASTLEMAINE 3450	\$690,000	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:

25/06/2024 11:37



Property Type: Residential House

Land Size: 581 sqm approx

Agent Comments

Comparable Properties



1 Kulindi Ct MCKENZIE HILL 3451 (REI)

Agent Comments



Price: \$712,000

Method: Private Sale

Date: 03/06/2024

Property Type: House

Land Size: 634 sqm approx



4 Myrtle St CAMPBELLS CREEK 3451 (REI/VG) Agent Comments



Price: \$690,000

Method: Private Sale

Date: 08/04/2024

Property Type: House

Land Size: 800 sqm approx



93 Duke St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$690,000

Method: Private Sale

Date: 27/02/2024

Property Type: House

Land Size: 505 sqm approx