

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

19 Chapmans Road, Castlemaine Vic 3450

Indicative selling price

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

Single price \$875,000

Median sale price

Median price \$731,250

Property Type House

Suburb Castlemaine

Period - From 01/07/2022

to 30/06/2023

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 Grand View Dr MCKENZIE HILL 3451	\$940,000	30/12/2022
2	17 Mckenzie Way MCKENZIE HILL 3451	\$900,000	06/05/2022
3	25 Martin St MCKENZIE HILL 3451	\$805,000	19/08/2022

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:

25/09/2023 13:00



Property Type: House
Land Size: 817 sqm approx
Agent Comments

Comparable Properties



16 Grand View Dr MCKENZIE HILL 3451 (REI/VG)

Agent Comments



Price: \$940,000
Method: Private Sale
Date: 30/12/2022
Property Type: House
Land Size: 832 sqm approx



17 Mckenzie Way MCKENZIE HILL 3451 (REI/VG)

Agent Comments



Price: \$900,000
Method: Private Sale
Date: 06/05/2022
Property Type: House
Land Size: 780 sqm approx



25 Martin St MCKENZIE HILL 3451 (REI/VG)

Agent Comments



Price: \$805,000
Method: Private Sale
Date: 19/08/2022
Property Type: House
Land Size: 981 sqm approx