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

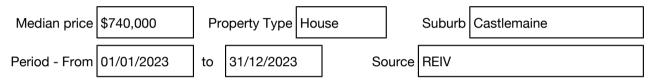
3 Blakeley Road, Castlemaine Vic 3450

Indicative selling price

For the meaning o	of this price s	ee consumer.vic.ac	ov.au/underquoting
i or the mouning t			svidd/dridol quoting

Single price \$845,000

Median sale price



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	10 Montgomery St CASTLEMAINE 3450	\$846,000	25/01/2024
2	1 Goldsmith Cr CASTLEMAINE 3450	\$825,000	11/02/2023
3	24 Myring St CASTLEMAINE 3450	\$820,000	07/06/2023

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.

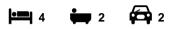
This Statement of Information was prepared on:

01/02/2024 16:36









Rooms: 6 Property Type: House Land Size: 655 sqm approx Agent Comments Carole Lenander 03 5472 1155 0401 472 346 carolelenander@jelliscraig.com.au

Indicative Selling Price \$845,000 Median House Price Year ending December 2023: \$740,000

Comparable Properties



10 Montgomery St CASTLEMAINE 3450 (REI) Agent Comments



Price: \$846,000 Method: Private Sale Date: 25/01/2024 Property Type: House Land Size: 898 sqm approx



1 Goldsmith Cr CASTLEMAINE 3450 (REI/VG) Agent Comments

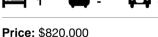


Price: \$825,000 Method: Private Sale Date: 11/02/2023 Property Type: House Land Size: 560 sqm approx

24 Myring St CASTLEMAINE 3450 (VG)

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Agent Comments



Method: Sale Date: 07/06/2023 Property Type: House (Res) Land Size: 276 sqm approx

Account - Jellis Craig | P: 03 5472 1155 | F: 03 5472 3087

propertydata



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