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 $669,000

Median sale price

Median price $734,000 Property Type House Suburb Castlemaine

Period - From 29/01/2024 to 28/01/2025 Source Property Data

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	11 Murphy St CASTLEMAINE 3450	$655,000	28/01/2025
2	19 Ray St CASTLEMAINE 3450	$675,000	28/11/2024
3	9 Gainsborough St CASTLEMAINE 3450	$655,000	09/07/2024

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: 29/01/2025 12:32

17 Lawrence Park Drive, Castlemaine Vic 3450

Scott Rawlings
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3 2 2

Property Type: House
Land Size: 580 sqm approx

Agent Comments

Indicative Selling Price
$669,000
Median House Price
29/01/2024 - 28/01/2025: $734,000

Comparable Properties



11 Murphy St CASTLEMAINE 3450 (REI)

3 1 4

Price: $655,000
Method: Private Sale
Date: 28/01/2025
Property Type: House
Land Size: 830 sqm approx

Agent Comments



19 Ray St CASTLEMAINE 3450 (REI/VG)

3 1 2

Price: $675,000
Method: Private Sale
Date: 28/11/2024
Property Type: House
Land Size: 668 sqm approx

Agent Comments



9 Gainsborough St CASTLEMAINE 3450 (REI/VG)

3 2 2

Price: $655,000
Method: Private Sale
Date: 09/07/2024
Property Type: House
Land Size: 531 sqm approx

Agent Comments

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