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	221 Colles Road, Castlemaine Vic 3450

Indicative selling price

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

Range between $695,000 & $750,000

Median sale price

Median price $750,000 Property Type House Suburb Castlemaine

Period - From 01/07/2023 to 30/06/2024 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 Faraday School Rd FARADAY 3451	$770,000	06/03/2024
2	72 Chapel St GOLDEN POINT 3451	$725,000	17/08/2023
3	53 Eureka St CHEWTON 3451	$655,000	28/06/2023

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: 20/09/2024 19:23

221 Colles Road, Castlemaine Vic 3450

Leah Panos
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2 1 4

Property Type: House
Land Size: 5398 sqm approx

Agent Comments

Indicative Selling Price
$695,000 - $750,000
Median House Price
Year ending June 2024: $750,000

Comparable Properties



1 Faraday School Rd FARADAY 3451 (REI/VG)

2 2 6

Price: $770,000
Method: Private Sale
Date: 06/03/2024
Property Type: House
Land Size: 8550 sqm approx

Agent Comments



72 Chapel St GOLDEN POINT 3451 (REI/VG)

2 1 2

Price: $725,000
Method: Private Sale
Date: 17/08/2023
Property Type: House
Land Size: 4046.86 sqm approx

Agent Comments



53 Eureka St CHEWTON 3451 (REI/VG)

3 1 1

Price: $655,000
Method: Private Sale
Date: 28/06/2023
Property Type: House
Land Size: 4110 sqm approx

Agent Comments

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