

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 8/19 Reckleben Street, Castlemaine Vic 3450
Including suburb or locality and postcode

Indicative selling price

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

Single price \$995,000

Median sale price

Median price \$729,500

Property Type House

Suburb Castlemaine

Period - From 31/01/2024

to 30/01/2025

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 | 28 Steele St CHEWTON 3451 | \$860,000 | 17/07/2024 |
| 2 | 11 Wallace St CASTLEMAINE 3450 | \$855,000 | 09/07/2024 |
| 3 | 13/19 Reckleben St CASTLEMAINE 3450 | \$1,000,000 | 20/10/2023 |

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:

31/01/2025 09:28



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$995,000

Median House Price
31/01/2024 - 30/01/2025: \$729,500

Comparable Properties



28 Steele St CHEWTON 3451 (REI/VG)

Agent Comments



Price: \$860,000
Method: Private Sale
Date: 17/07/2024
Property Type: House
Land Size: 704 sqm approx



11 Wallace St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$855,000
Method: Private Sale
Date: 09/07/2024
Property Type: House
Land Size: 322 sqm approx



13/19 Reckleben St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$1,000,000
Method: Private Sale
Date: 20/10/2023
Property Type: House

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172



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