

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

142 Richards Road, Castlemaine Vic 3450

Indicative selling price

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

Single price \$1,295,000

Median sale price

Median price \$747,500

Property Type House

Suburb Castlemaine

Period - From 16/10/2023

to 15/10/2024

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	56 Karingal Park Dr BARKERS CREEK 3451	\$1,100,000	10/10/2024
2	6 Grumont St CASTLEMAINE 3450	\$1,110,000	17/07/2023
3	8-12 Coulthard St CASTLEMAINE 3450	\$1,275,000	20/04/2023

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:

16/10/2024 11:18



 5
  2
  8

Property Type: House
Land Size: 10117.15 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,295,000

Median House Price
 16/10/2023 - 15/10/2024: \$747,500

Comparable Properties



56 Karingal Park Dr BARKERS CREEK 3451 (REI)
Agent Comments

 4
  2
  4

Price: \$1,100,000
Method: Private Sale
Date: 10/10/2024
Property Type: House
Land Size: 29177.86 sqm approx



6 Grumont St CASTLEMAINE 3450 (REI/VG)
Agent Comments

 4
  2
  5

Price: \$1,110,000
Method: Private Sale
Date: 17/07/2023
Property Type: House
Land Size: 20300 sqm approx



8-12 Coulthard St CASTLEMAINE 3450 (REI)
Agent Comments

 4
  2
  4

Price: \$1,275,000
Method: Private Sale
Date: 20/04/2023
Property Type: House
Land Size: 3950 sqm approx

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