

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

4/8 Halford Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$439,000

Median sale price

Median price

\$516,500

Property Type

Unit

Suburb

Castlemaine

Period - From

28/02/2023

to

28/02/2024

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	1/31 Berkeley St CASTLEMAINE 3450	\$498,000	30/10/2023
2	1/14 Wimble St CASTLEMAINE 3450	\$420,000	03/10/2023
3	3/37 Maldon Rd MCKENZIE HILL 3451	\$405,000	29/11/2023

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:

29/02/2024 11:00



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Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price

\$439,000

Median Unit Price

28/02/2023 - 28/02/2024: \$516,500

Comparable Properties



1/31 Berkeley St CASTLEMAINE 3450 (REI/VG) Agent Comments

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Price: \$498,000
Method: Private Sale
Date: 30/10/2023
Property Type: Unit



1/14 Wimble St CASTLEMAINE 3450 (REI/VG) Agent Comments

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Price: \$420,000
Method: Private Sale
Date: 03/10/2023
Property Type: Unit
Land Size: 244 sqm approx



3/37 Maldon Rd MCKENZIE HILL 3451 (REI/VG) Agent Comments

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Price: \$405,000
Method: Private Sale
Date: 29/11/2023
Property Type: Unit
Land Size: 268 sqm approx