

# 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

44 Montgomery Street, Castlemaine Vic 3450

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$830,000

### Median sale price

Median price \$731,250

Property Type House

Suburb Castlemaine

Period - From 18/07/2022

to

17/07/2023

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	27 McGrath St CASTLEMAINE 3450	\$850,000	03/11/2022
2	27 Etty St CASTLEMAINE 3450	\$845,000	07/12/2022
3	46a Ray St CASTLEMAINE 3450	\$845,000	03/05/2023

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:

18/07/2023 15:12



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 1242 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$830,000  
**Median House Price**  
18/07/2022 - 17/07/2023: \$731,250

## Comparable Properties



**27 McGrath St CASTLEMAINE 3450 (REI/VG)** **Agent Comments**



**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 03/11/2022  
**Property Type:** House  
**Land Size:** 841 sqm approx



**27 Eddy St CASTLEMAINE 3450 (REI/VG)** **Agent Comments**



**Price:** \$845,000  
**Method:** Private Sale  
**Date:** 07/12/2022  
**Property Type:** House  
**Land Size:** 1720 sqm approx



**46a Ray St CASTLEMAINE 3450 (REI)** **Agent Comments**



**Price:** \$845,000  
**Method:** Private Sale  
**Date:** 03/05/2023  
**Property Type:** House  
**Land Size:** 1400 sqm approx