

# 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

43a Mcgrath Street, Castlemaine Vic 3450

### Indicative selling price

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

Single price \$635,000

### Median sale price

Median price \$730,000

Property Type House

Suburb Castlemaine

Period - From 19/07/2022

to

18/07/2023

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 | 3 Merson St CASTLEMAINE 3450   | \$691,000 | 28/06/2023   |
| 2 | 48 Mcgrath St CASTLEMAINE 3450 | \$690,000 | 30/03/2023   |
| 3 | 6 Dick St CASTLEMAINE 3450     | \$635,000 | 14/06/2023   |

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:

19/07/2023 15:28



3 1 2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 863 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$635,000

**Median House Price**

19/07/2022 - 18/07/2023: \$730,000

## Comparable Properties



**3 Merson St CASTLEMAINE 3450 (REI)**

**Agent Comments**

3 1 2

**Price:** \$691,000

**Method:** Private Sale

**Date:** 28/06/2023

**Property Type:** House

**Land Size:** 822 sqm approx



**48 Mcgrath St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$690,000

**Method:** Private Sale

**Date:** 30/03/2023

**Property Type:** House

**Land Size:** 588 sqm approx



**6 Dick St CASTLEMAINE 3450 (REI)**

**Agent Comments**

3 1 6

**Price:** \$635,000

**Method:** Private Sale

**Date:** 14/06/2023

**Property Type:** House (Res)

**Land Size:** 1400 sqm approx