

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

65 Brown Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$698,000

Median sale price

Median price

\$785,000

Property Type

House

Suburb

Castlemaine

Period - From

01/04/2024

to

30/06/2024

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	42 Elizabeth St CAMPBELLS CREEK 3451	\$675,000	13/06/2024
2	95b Forest St CASTLEMAINE 3450	\$650,000	29/05/2024
3	52c Ray St CASTLEMAINE 3450	\$735,000	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:

26/07/2024 14:16



2 1 2

Property Type: House
Land Size: 556 sqm approx
Agent Comments

Indicative Selling Price
\$698,000
Median House Price
June quarter 2024: \$785,000

Comparable Properties



42 Elizabeth St CAMPBELLS CREEK 3451 (REI) Agent Comments

2 1 3

Price: \$675,000
Method: Private Sale
Date: 13/06/2024
Property Type: House
Land Size: 1170 sqm approx



95b Forest St CASTLEMAINE 3450 (REI/VG) Agent Comments

2 1 1

Price: \$650,000
Method: Private Sale
Date: 29/05/2024
Property Type: House
Land Size: 259 sqm approx



52c Ray St CASTLEMAINE 3450 (REI/VG) Agent Comments

2 1 2

Price: \$735,000
Method: Private Sale
Date: 20/10/2023
Property Type: House
Land Size: 382 sqm approx