## 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

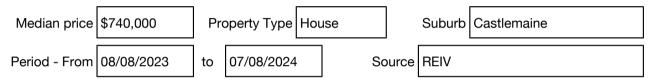
14 View Street, Castlemaine Vic 3450

#### Indicative selling price

For the meanin	a of this	nrice see	consumer vic ac	ov.au/underquoting
	9 01 1113	price 366	consumer.vic.ge	v.au/unaciquoting

Single price \$725,000

#### Median sale price



#### 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.

Ado	dress of comparable property	Price	Date of sale
1	16 Fenton Av CAMPBELLS CREEK 3451	\$700,000	01/08/2024
2	37 Richards Rd CASTLEMAINE 3450	\$615,000	22/07/2024
3	7 Bowden St CASTLEMAINE 3450	\$650,000	26/04/2024

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:

08/08/2024 16:38









**Property Type:** Agent Comments Indicative Selling Price \$725,000 Median House Price 08/08/2023 - 07/08/2024: \$740,000

# **Comparable Properties**



16 Fenton Av CAMPBELLS CREEK 3451 (REI) Agent Comments



Price: \$700,000 Method: Private Sale Date: 01/08/2024 Property Type: House Land Size: 3014 sqm approx



37 Richards Rd CASTLEMAINE 3450 (REI/VG) Agent Comments



Price: \$615,000 Method: Private Sale Date: 22/07/2024 Property Type: House Land Size: 846 sqm approx



7 Bowden St CASTLEMAINE 3450 (REI/VG)



Agent Comments

Price: \$650,000 Method: Private Sale Date: 26/04/2024 Property Type: House Land Size: 1420 sqm approx

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



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.