

# 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

1/31 Berkeley 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

\$498,000

### Median sale price

Median price

\$510,000

Property Type

Unit

Suburb

Castlemaine

Period - From

23/10/2022

to

22/10/2023

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	13 Berkeley St CASTLEMAINE 3450	\$559,000	14/10/2022
2	2/10 Gaulton St CASTLEMAINE 3450	\$532,500	02/09/2023
3	2/308 Barker St CASTLEMAINE 3450	\$530,000	17/08/2022

**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:

23/10/2023 16:37



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**Property Type:** House  
**Land Size:** 160 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$498,000

**Median Unit Price**

23/10/2022 - 22/10/2023: \$510,000

## Comparable Properties



**13 Berkeley St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

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**Price:** \$559,000  
**Method:** Private Sale  
**Date:** 14/10/2022  
**Property Type:** House  
**Land Size:** 521 sqm approx



**2/10 Gaulton St CASTLEMAINE 3450 (REI)**

**Agent Comments**

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**Price:** \$532,500  
**Method:** Private Sale  
**Date:** 02/09/2023  
**Property Type:** House  
**Land Size:** 268 sqm approx



**2/308 Barker St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

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**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 17/08/2022  
**Property Type:** House  
**Land Size:** 189 sqm approx