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		

Single price \$498,000

Median sale price

Median price	\$510,000	Pro	perty Type Unit		Suburb	Castlemaine
Period - From	23/10/2022	to	22/10/2023	Sou	rce 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.

Ado	dress 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



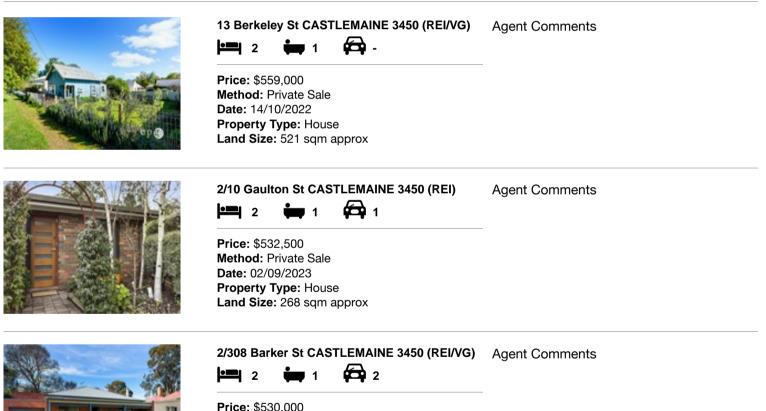






Property Type: House **Land Size:** 160 sqm approx Agent Comments Indicative Selling Price \$498,000 Median Unit Price 23/10/2022 - 22/10/2023: \$510,000

Comparable Properties





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

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



propertydata

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