## 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

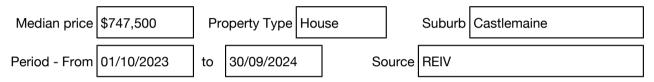
46 Berkeley Street, Castlemaine Vic 3450

#### Indicative selling price

For the meaning of this		

Single price \$1,345,000

#### 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.

Address of comparable property		Price	Date of sale
1	23 View St CASTLEMAINE 3450	\$1,260,000	31/07/2024
2	8 Turner St CASTLEMAINE 3450	\$1,250,000	27/06/2024
3	66a Fletcher St CASTLEMAINE 3450	\$1,345,000	11/07/2023

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:

02/12/2024 10:09









Property Type: House Land Size: 1063 sqm approx Agent Comments Indicative Selling Price \$1,345,000 Median House Price Year ending September 2024: \$747,500

# **Comparable Properties**



#### 23 View St CASTLEMAINE 3450 (REI) 4 3 3 3

Price: \$1,260,000 Method: Private Sale Date: 31/07/2024 Property Type: House Land Size: 1197 sqm approx

8 Turner St CASTLEMAINE 3450 (REI/VG)



Price: \$1,250,000 Method: Private Sale Date: 27/06/2024 Property Type: House Land Size: 1088 sqm approx



66a Fletcher St CASTLEMAINE 3450 (REI/VG)

Agent Comments

Agent Comments

Agent Comments

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Price: \$1,345,000 Method: Private Sale Date: 11/07/2023 Property Type: House Land Size: 863 sqm approx

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



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