

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 46 Berkeley Street, Castlemaine Vic 3450
Including suburb or locality and postcode

Indicative selling price

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

Single price \$1,345,000

Median sale price

Median price \$747,500

Property Type House

Suburb Castlemaine

Period - From 01/10/2023

to 30/09/2024

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	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



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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)

Agent Comments

4 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)

Agent Comments

3 1 2

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

3 2 2

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