

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 and
postcode

19 HUTTON STREET CASTERTON VIC 3311

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$475,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$275,000

Property type

House

Suburb

Casterton

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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

64 MURRAY STREET CASTERTON VIC 3311	\$420,000	11-Nov-24
167 HENTY STREET CASTERTON VIC 3311	\$449,000	23-Jul-24
42 RUSSELL STREET CASTERTON VIC 3311	\$385,000	26-Sep-24

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: 12 December 2024

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**64 MURRAY STREET CASTERTON
 VIC 3311**

3 1 3

Sold Price

^{RS} **\$420,000**

Sold Date

11-Nov-24

Distance

0.09km



**167 HENTY STREET CASTERTON
 VIC 3311**

2 1 4

Sold Price

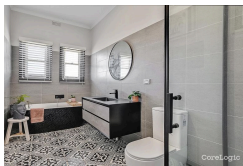
\$449,000

Sold Date

23-Jul-24

Distance

0.26km



**42 RUSSELL STREET CASTERTON
 VIC 3311**

3 2 1

Sold Price

\$385,000

Sold Date

26-Sep-24

Distance

0.86km

RS = Recent sale **UN** = Undisclosed Sale

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