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	22 Hunter 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

00

Median sale price

Median price	\$785,000	Pro	perty Type	House		Suburb	Castlemaine
Period - From	01/04/2024	to	30/06/2024		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

Add	dress of comparable property	Price	Date of sale
1	23 Parker St CASTLEMAINE 3450	\$950,000	30/05/2024
2	10 Pleasant St CASTLEMAINE 3450	\$900,000	21/04/2024
3	3 Bowden St CASTLEMAINE 3450	\$945,000	02/11/2023

OR

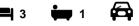
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	11/10/2024 13:56









Property Type: House Land Size: 1044 sqm approx

Agent Comments

Indicative Selling Price \$950,000 **Median House Price** June quarter 2024: \$785,000

Comparable Properties



23 Parker St CASTLEMAINE 3450 (REI)

--3

Price: \$950,000 Method: Private Sale Date: 30/05/2024 Property Type: House Land Size: 1012 sqm approx Agent Comments



10 Pleasant St CASTLEMAINE 3450 (REI/VG)



Price: \$900.000 Method: Private Sale Date: 21/04/2024 Property Type: House Land Size: 1064 sqm approx **Agent Comments**



3 Bowden St CASTLEMAINE 3450 (REI)

1 3

Price: \$945,000 Method: Private Sale Date: 02/11/2023 Property Type: House Land Size: 1282 sqm approx **Agent Comments**

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



