

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

53a Berkeley Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$885,000

Median sale price

Median price

\$740,000

Property Type

House

Suburb

Castlemaine

Period - From

12/02/2023

to

11/02/2024

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	37 Bowden St CASTLEMAINE 3450	\$935,000	12/12/2023
2	61a Berkeley St CASTLEMAINE 3450	\$930,000	01/02/2023
3	54 Elizabeth St CASTLEMAINE 3450	\$815,000	17/10/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

12/02/2024 15:03



2 -

Property Type: House (Previously Occupied - Detached)

Land Size: 358 sqm approx

Agent Comments

Indicative Selling Price

\$885,000

Median House Price

12/02/2023 - 11/02/2024: \$740,000

Comparable Properties



37 Bowden St CASTLEMAINE 3450 (REI)

Agent Comments

3 1 2

Price: \$935,000

Method: Private Sale

Date: 12/12/2023

Property Type: House

Land Size: 783 sqm approx



61a Berkeley St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 1 3

Price: \$930,000

Method: Private Sale

Date: 01/02/2023

Property Type: House

Land Size: 468 sqm approx



54 Elizabeth St CASTLEMAINE 3450 (REI)

Agent Comments

3 1 2

Price: \$815,000

Method: Private Sale

Date: 17/10/2023

Property Type: House

Land Size: 597 sqm approx