

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

Indicative selling price

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

Single price

Median sale price

Median price

Property Type

Suburb

Period - From

to

Source

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	11 Murphy St CASTLEMAINE 3450	\$655,000	28/01/2025
2	3 Gaffney St CASTLEMAINE 3450	\$700,000	22/10/2024
3	65 Brown St CASTLEMAINE 3450	\$662,000	10/10/2024

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:



 3  1  1

Property Type: House
Land Size: 560 sqm approx
 Agent Comments

Indicative Selling Price
 \$720,000

Median House Price
 29/01/2024 - 28/01/2025: \$734,000

Comparable Properties



11 Murphy St CASTLEMAINE 3450 (REI)

Agent Comments

 3  1  4

Price: \$655,000
Method: Private Sale
Date: 28/01/2025
Property Type: House
Land Size: 830 sqm approx



3 Gaffney St CASTLEMAINE 3450 (REI/VG)

Agent Comments

 3  1  2

Price: \$700,000
Method: Private Sale
Date: 22/10/2024
Property Type: House
Land Size: 588 sqm approx



65 Brown St CASTLEMAINE 3450 (REI/VG)

Agent Comments

 2  1  2

Price: \$662,000
Method: Private Sale
Date: 10/10/2024
Property Type: House
Land Size: 556 sqm approx

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