Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

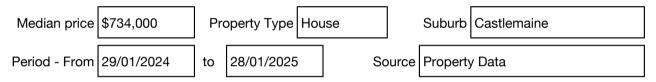
Address 5 Carol Street, Castlemaine Vic 3450

Indicative selling price

	For the	meaning	of this	price see	consumer.vi	c.gov.a	u/under	quoting
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Single price \$720,000

Median sale price



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.

Add	dress 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:

29/01/2025 09:52









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



Date: 28/01/2025 Property Type: House Land Size: 830 sqm approx 3 Gaffney St CASTLEMAINE 3450 (REI/VG)

3

Price: \$655,000 Method: Private Sale

2 3 1

11 Murphy St CASTLEMAINE 3450 (REI)

4

Agent Comments

Agent Comments



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)

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Agent Comments

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

propertydata



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