

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 49 Gingell 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

Range between \$890,000 & \$910,000

Median sale price

Median price \$747,500 Property Type House Suburb Castlemaine

Period - From 01/10/2023 to 30/09/2024 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 | Price | Date of sale |
|---|----------------------------------|-------------|--------------|
| 1 | 33 Gingell St CASTLEMAINE 3450 | \$880,000 | 07/06/2024 |
| 2 | 60 William St CASTLEMAINE 3450 | \$865,000 | 05/03/2024 |
| 3 | 107b Gingell St CASTLEMAINE 3450 | \$1,045,000 | 08/11/2023 |

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:

04/12/2024 14:23



3 2 2

Property Type: House
Land Size: 521 sqm approx
 Agent Comments

Indicative Selling Price
 \$890,000 - \$910,000
Median House Price
 Year ending September 2024: \$747,500

Comparable Properties



33 Gingell St CASTLEMAINE 3450 (REI/VG)

Agent Comments

4 2 2

Price: \$880,000
Method: Private Sale
Date: 07/06/2024
Property Type: House
Land Size: 720 sqm approx



60 William St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 1

Price: \$865,000
Method: Private Sale
Date: 05/03/2024
Property Type: House
Land Size: 618 sqm approx



107b Gingell St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 2 2

Price: \$1,045,000
Method: Private Sale
Date: 08/11/2023
Property Type: House
Land Size: 446 sqm approx

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