

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 and
postcode

52-54 SHIELDS TERRACE CASTERTON VIC 3311

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$317,500

Property type

House

Suburb

Casterton

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

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

45 MCPHERSON STREET CASTERTON VIC 3311	\$350,000	09-Dec-22
45 ADDISON STREET CASTERTON VIC 3311	\$485,000	05-Jul-22
23 MT GAMBIER ROAD CASTERTON VIC 3311	\$420,000	26-Apr-22

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.

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**45 MCPHERSON STREET
CASTERTON VIC 3311**

4 1 1

Sold Price **\$350,000** Sold Date **09-Dec-22**

Distance **1.24km**



**45 ADDISON STREET CASTERTON
VIC 3311**

4 2 2

Sold Price **\$485,000** Sold Date **05-Jul-22**

Distance **1.65km**



**23 MT GAMBIER ROAD
CASTERTON VIC 3311**

4 2 4

Sold Price **\$420,000** Sold Date **26-Apr-22**

Distance **2.47km**

RS = Recent sale **UN** = Undisclosed Sale

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