

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 4/59 Forest 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 \$595,000 & \$645,000

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	5/30 Saint St CASTLEMAINE 3450	\$610,000	13/11/2024
2	43 Greenhill Av CASTLEMAINE 3450	\$650,000	24/09/2024
3	5/15 Berkeley St CASTLEMAINE 3450	\$625,000	07/02/2024

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: 28/11/2024 11:28



Property Type:
Agent Comments

Indicative Selling Price
\$595,000 - \$645,000
Median House Price
Year ending September 2024: \$747,500

Comparable Properties



5/30 Saint St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 13/11/2024
Property Type: House
Land Size: 227 sqm approx



43 Greenhill Av CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 24/09/2024
Property Type: House
Land Size: 499 sqm approx



5/15 Berkeley St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$625,000
Method: Private Sale
Date: 07/02/2024
Property Type: House
Land Size: 292 sqm approx