

# 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 46 Mcgrath Street, Castlemaine Vic 3450

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$695,000

### 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	9 Treasure St CASTLEMAINE 3450	\$701,000	21/10/2024
2	2 Ross Dr CASTLEMAINE 3450	\$664,000	24/09/2024
3	21 Mcgrath St CASTLEMAINE 3450	\$682,000	05/09/2024

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: 12/11/2024 18:03



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**Rooms:** 4  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
 \$695,000  
**Median House Price**  
 Year ending September 2024: \$747,500

## Comparable Properties



**9 Treasure St CASTLEMAINE 3450 (REI)**

**Agent Comments**

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**Price:** \$701,000  
**Method:** Private Sale  
**Date:** 21/10/2024  
**Property Type:** House  
**Land Size:** 658 sqm approx



**2 Ross Dr CASTLEMAINE 3450 (REI)**

**Agent Comments**

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**Price:** \$664,000  
**Method:** Private Sale  
**Date:** 24/09/2024  
**Property Type:** House  
**Land Size:** 2831 sqm approx



**21 Mcgrath St CASTLEMAINE 3450 (VG)**

**Agent Comments**

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**Price:** \$682,000  
**Method:** Sale  
**Date:** 05/09/2024  
**Property Type:** House (Res)  
**Land Size:** 570 sqm approx

**Account - Castlemaine Property Group** | P: 03 5470 6277 | F: 03 5470 6377