

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

13 Berkeley Street, Castlemaine Vic 3450

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$559,000

Median sale price

Median price \$807,000

Property Type House

Suburb Castlemaine

Period - From 01/04/2022

to 30/06/2022

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	39 Berkeley St CASTLEMAINE 3450	\$650,000	11/04/2022
2	10 Wimble St CASTLEMAINE 3450	\$647,000	30/04/2021
3	38 Doveton St CASTLEMAINE 3450	\$595,000	01/03/2022

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:

29/09/2022 12:12



Property Type: House (Res)

Land Size: 517 sqm approx

Agent Comments

Indicative Selling Price

\$559,000

Median House Price

June quarter 2022: \$807,000

Comparable Properties



39 Berkeley St CASTLEMAINE 3450 (VG)

Agent Comments



Price: \$650,000

Method: Sale

Date: 11/04/2022

Property Type: House (Res)

Land Size: 492 sqm approx



10 Wimble St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$647,000

Method: Private Sale

Date: 30/04/2021

Property Type: House

Land Size: 480 sqm approx



38 Doveton St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$595,000

Method: Private Sale

Date: 01/03/2022

Property Type: House

Land Size: 447 sqm approx

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