

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

2 Midland Highway, Castlemaine Vic 3450

Indicative selling price

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

Single price \$769,000

Median sale price

Median price \$750,000

Property Type House

Suburb Castlemaine

Period - From 30/10/2022

to 29/10/2023

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	10 Kaweka St CASTLEMAINE 3450	\$775,000	21/11/2022
2	13 Dick St CASTLEMAINE 3450	\$770,000	28/07/2023
3	12 Sheehan St CASTLEMAINE 3450	\$750,000	24/04/2023

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:

30/10/2023 12:11



3 2 3

Property Type: House
Land Size: 1976 sqm approx
Agent Comments

Indicative Selling Price
\$769,000

Median House Price
30/10/2022 - 29/10/2023: \$750,000

Comparable Properties



10 Kaweka St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 2

Price: \$775,000
Method: Private Sale
Date: 21/11/2022
Property Type: House
Land Size: 705 sqm approx



13 Dick St CASTLEMAINE 3450 (REI)

Agent Comments

3 2 2

Price: \$770,000
Method: Private Sale
Date: 28/07/2023
Property Type: House
Land Size: 580 sqm approx



12 Sheehan St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 2

Price: \$750,000
Method: Private Sale
Date: 24/04/2023
Property Type: House
Land Size: 1045 sqm approx