

# 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

8 Sheehan Court, Castlemaine Vic 3450

### Indicative selling price

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

Single price

\$1,185,000

### Median sale price

Median price

\$755,000

Property Type

House

Suburb

Castlemaine

Period - From

17/04/2022

to

16/04/2023

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 | 37 Gaffney St CASTLEMAINE 3450 | \$1,250,000 | 24/11/2022   |
| 2 | 320 Barker St CASTLEMAINE 3450 | \$1,250,000 | 05/11/2021   |
| 3 | 26 Hall St CASTLEMAINE 3450    | \$1,150,000 | 13/09/2022   |

**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:

17/04/2023 15:14



4 2 4

**Rooms:** 7

**Property Type:** House

**Land Size:** 2897 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,185,000

**Median House Price**

17/04/2022 - 16/04/2023: \$755,000

## Comparable Properties



**37 Gaffney St CASTLEMAINE 3450 (REI/VG)**

Agent Comments

4 2 5

**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 24/11/2022

**Property Type:** House

**Land Size:** 4585 sqm approx



**320 Barker St CASTLEMAINE 3450 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 05/11/2021

**Property Type:** House

**Land Size:** 1041 sqm approx

**26 Hall St CASTLEMAINE 3450 (VG)**

Agent Comments

3 - -

**Price:** \$1,150,000

**Method:** Sale

**Date:** 13/09/2022

**Property Type:** House (Res)

**Land Size:** 946 sqm approx