### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
-----------------	-----------	----------

Address	8 Sheehan Court, Castlemaine Vic 3450
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Single price \$1,185,000

#### Median sale price

Median price	\$755,000	Pro	perty Type H	louse		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

Add	dress 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

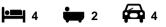
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	17/04/2023 15:14









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)



Price: \$1,250,000 Method: Private Sale Date: 24/11/2022 Property Type: House Land Size: 4585 sqm approx Agent Comments



320 Barker St CASTLEMAINE 3450 (REI/VG)





Price: \$1,250,000 Method: Private Sale Date: 05/11/2021 Property Type: House Land Size: 1041 sqm approx **Agent Comments** 

26 Hall St CASTLEMAINE 3450 (VG)

3



Price: \$1,150,000 Method: Sale Date: 13/09/2022

Property Type: House (Res) Land Size: 946 sqm approx

**Agent Comments** 

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172



