

# 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

### Indicative selling price

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

Single price

### Median sale price

Median price

Property Type

Suburb

Period - From

to

Source

### 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	28 Gainsborough St CASTLEMAINE 3450	\$750,000	30/05/2024
2	143 Hargraves St CASTLEMAINE 3450	\$760,000	29/12/2023
3	160 Duke St CASTLEMAINE 3450	\$720,000	20/10/2023

**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:



3   1   2

**Property Type:** House  
**Land Size:** 1002 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$749,000

**Median House Price**  
Year ending September 2024: \$747,500

## Comparable Properties



**28 Gainsborough St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

3   1   3

**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 30/05/2024  
**Property Type:** House  
**Land Size:** 1105 sqm approx



**143 Hargraves St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$760,000  
**Method:** Private Sale  
**Date:** 29/12/2023  
**Property Type:** House  
**Land Size:** 1008 sqm approx



**160 Duke St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

3   1   4

**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 20/10/2023  
**Property Type:** House  
**Land Size:** 806 sqm approx