

# 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

4a Maclise Street, 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

\$795,000

### Median sale price

Median price

\$737,000

Property Type

House

Suburb

Castlemaine

Period - From

26/07/2022

to

25/07/2023

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 | 12 Douglas Cr CASTLEMAINE 3450    | \$830,000 | 29/03/2023   |
| 2 | 51b Ireland St MCKENZIE HILL 3451 | \$795,000 | 05/05/2023   |
| 3 | 39 Wheeler St CASTLEMAINE 3450    | \$750,000 | 07/07/2023   |

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:

26/07/2023 14:30



3 2 2

**Property Type:** House  
**Land Size:** 483 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$795,000

**Median House Price**  
26/07/2022 - 25/07/2023: \$737,000

## Comparable Properties



**12 Douglas Cr CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$830,000  
**Method:** Private Sale  
**Date:** 29/03/2023  
**Property Type:** House  
**Land Size:** 658 sqm approx



**51b Ireland St MCKENZIE HILL 3451 (VG)**

**Agent Comments**

3 - -

**Price:** \$795,000  
**Method:** Sale  
**Date:** 05/05/2023  
**Property Type:** House (Res)  
**Land Size:** 648 sqm approx



**39 Wheeler St CASTLEMAINE 3450 (REI)**

**Agent Comments**

3 2 2

**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 07/07/2023  
**Property Type:** House  
**Land Size:** 426 sqm approx