

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

17 Charles Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$595,000

Median sale price

Median price

\$750,000

Property Type

House

Suburb

Castlemaine

Period - From

14/09/2022

to

13/09/2023

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	11 North St CASTLEMAINE 3450	\$570,000	21/02/2023
2	77 Fletcher St CASTLEMAINE 3450	\$550,000	28/04/2023
3	3 Dalma Av CASTLEMAINE 3450	\$530,000	23/05/2023

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:

14/09/2023 14:55



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Property Type: House (Previously Occupied - Detached)

Land Size: 764 sqm approx

Agent Comments

Indicative Selling Price

\$595,000

Median House Price

14/09/2022 - 13/09/2023: \$750,000

Comparable Properties



11 North St CASTLEMAINE 3450 (REI/VG)

Agent Comments

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Price: \$570,000

Method: Private Sale

Date: 21/02/2023

Property Type: House

Land Size: 595 sqm approx



77 Fletcher St CASTLEMAINE 3450 (REI/VG)

Agent Comments

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Price: \$550,000

Method: Private Sale

Date: 28/04/2023

Property Type: House

Land Size: 1033 sqm approx



3 Dalma Av CASTLEMAINE 3450 (REI/VG)

Agent Comments

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Price: \$530,000

Method: Private Sale

Date: 23/05/2023

Property Type: House

Land Size: 688 sqm approx