

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

2 Pleasant Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$820,000

Median sale price

Median price \$740,000

Property Type House

Suburb Castlemaine

Period - From 19/02/2024

to 18/02/2025

Source Property Data

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	51 Farnsworth St CASTLEMAINE 3450	\$810,000	31/01/2025
2	7-9 Doveton St CASTLEMAINE 3450	\$797,000	05/12/2024
3	83 Farnsworth St CASTLEMAINE 3450	\$810,000	13/11/2024

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:

19/02/2025 12:54



Property Type:
Agent Comments

Indicative Selling Price
\$820,000
Median House Price
19/02/2024 - 18/02/2025: \$740,000

Comparable Properties



51 Farnsworth St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$810,000
Method: Private Sale
Date: 31/01/2025
Property Type: House
Land Size: 720 sqm approx



7-9 Doveton St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$797,000
Method: Private Sale
Date: 05/12/2024
Property Type: House
Land Size: 301 sqm approx



83 Farnsworth St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$810,000
Method: Private Sale
Date: 13/11/2024
Property Type: House
Land Size: 593 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377