

# 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

8 Ray 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

\$650,000

### Median sale price

Median price

\$740,000

Property Type

House

Suburb

Castlemaine

Period - From

24/10/2023

to

23/10/2024

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	77 Bowden St CASTLEMAINE 3450	\$720,000	01/10/2024
2	42 Ray St CASTLEMAINE 3450	\$565,000	20/09/2024
3	28 Ray St CASTLEMAINE 3450	\$630,000	03/10/2023

**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:

24/10/2024 15:32



 2  1  4

**Rooms:** 4  
**Property Type:** House  
**Land Size:** 1022 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$650,000

**Median House Price**  
24/10/2023 - 23/10/2024: \$740,000

## Comparable Properties



**77 Bowden St CASTLEMAINE 3450 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 01/10/2024  
**Property Type:** House



**42 Ray St CASTLEMAINE 3450 (REI)**

**Agent Comments**

 3  2  1

**Price:** \$565,000  
**Method:** Private Sale  
**Date:** 20/09/2024  
**Property Type:** House  
**Land Size:** 379 sqm approx



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

**Agent Comments**

 3  1  2

**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 03/10/2023  
**Property Type:** House  
**Land Size:** 622 sqm approx