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

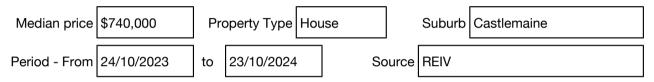
8 Ray Street, Castlemaine Vic 3450

Indicative selling price

	For the meaning of this	price see consum	ner.vic.gov.au/ur	nderquoting
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Single price \$650,000

Median sale price



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



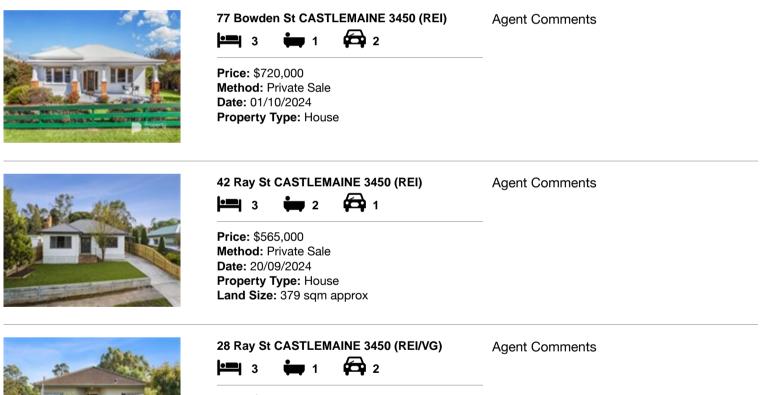






Rooms: 4 Property Type: House Land Size: 1022 sqm approx Agent Comments Indicative Selling Price \$650,000 Median House Price 24/10/2023 - 23/10/2024: \$740,000

Comparable Properties





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

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172



propertydata

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