### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	13 Treasure Street, Castlemaine Vic 3450
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Single price \$765,000

#### Median sale price

Median price	\$740,000	Pro	perty Type Hou	ıse	Suburb	Castlemaine
Period - From	12/03/2024	to	11/03/2025	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.

Ad	dress of comparable property	Price	Date of sale
1	134 Duke St CASTLEMAINE 3450	\$810,000	28/08/2024
2	12 Roderick St CASTLEMAINE 3450	\$780,000	22/08/2024
3	9 Taylor St CASTLEMAINE 3450	\$770,000	11/06/2024

#### **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:	12/03/2025 16:07
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**Indicative Selling Price** \$765,000 **Median House Price** 12/03/2024 - 11/03/2025: \$740,000

## Comparable Properties



134 Duke St CASTLEMAINE 3450 (REI/VG)

3

Price: \$810,000 Method: Private Sale Date: 28/08/2024 Property Type: House Land Size: 874 sqm approx **Agent Comments** 



12 Roderick St CASTLEMAINE 3450 (REI/VG)

4

**Agent Comments** 

Price: \$780,000 Method: Private Sale Date: 22/08/2024 **Property Type:** House Land Size: 807 sqm approx



9 Taylor St CASTLEMAINE 3450 (REI/VG)

Price: \$770,000 Method: Private Sale Date: 11/06/2024 **Property Type:** House Land Size: 903 sqm approx **Agent Comments** 

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





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