Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	69 Templeton 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 \$720,000

Median sale price

Median price \$677,000	Pr	operty Type H	ouse		Suburb	Castlemaine
Period - From 01/04/2021	to	30/06/2021	So	ource	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

1	90 Hargraves St CASTLEMAINE 3450	\$726,000	18/08/2021
2	20 Adams St CASTLEMAINE 3450	\$720,000	10/08/2021
3	79 Forest St CASTLEMAINE 3450	\$720,000	16/03/2021

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:	17/09/2021 10:27



Date of sale



Genevieve Cantwell 03 54721133 0418362270 genevieve@cantwellproperty.com.au

> **Indicative Selling Price** \$720,000 **Median House Price**

June quarter 2021: \$677,000



Rooms: 4

Property Type: House Land Size: 506 sqm approx

Agent Comments

Comparable Properties



90 Hargraves St CASTLEMAINE 3450 (REI)

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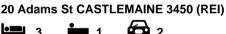




Price: \$726,000 Method: Private Sale Date: 18/08/2021 Property Type: House Land Size: 530 sqm approx

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Price: \$720.000 Method: Private Sale Date: 10/08/2021 Property Type: House Land Size: 629 sqm approx

9 3





Price: \$720,000 Method: Private Sale Date: 16/03/2021 Property Type: House Land Size: 450 sqm approx **Agent Comments**

Agent Comments

Agent Comments

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



