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

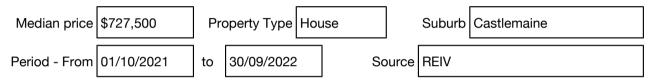
12 Douglas Crescent, Castlemaine Vic 3450

Indicative selling price

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$869,000

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	4 Wheeler St CASTLEMAINE 3450	\$880,000	20/04/2022
2	27 McGrath St CASTLEMAINE 3450	\$850,000	03/11/2022
3	30 Bowden St CASTLEMAINE 3450	\$820,000	16/09/2022

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.

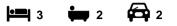
This Statement of Information was prepared on:

16/12/2022 12:32



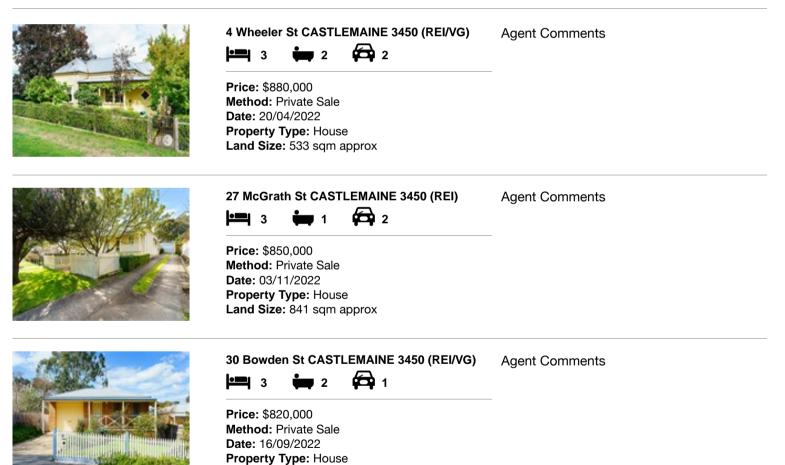






Property Type: House **Land Size:** 658 sqm approx Agent Comments Indicative Selling Price \$869,000 Median House Price Year ending September 2022: \$727,500

Comparable Properties



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

Land Size: 506 sqm approx





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