

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

72 Kennedy Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$735,000

Median sale price

Median price \$740,000

Property Type House

Suburb Castlemaine

Period - From 28/05/2023

to 27/05/2024

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	8 Bull St CASTLEMAINE 3450	\$747,500	09/11/2023
2	13 Richards Rd CASTLEMAINE 3450	\$725,000	12/10/2023
3	95b Duke St CASTLEMAINE 3450	\$710,000	30/04/2024

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:

28/05/2024 14:06



 4  2  1

Property Type: House
Land Size: 430 sqm approx
Agent Comments

Indicative Selling Price
\$735,000

Median House Price
28/05/2023 - 27/05/2024: \$740,000

Comparable Properties



8 Bull St CASTLEMAINE 3450 (REI)

Agent Comments

 3  1  2

Price: \$747,500
Method: Private Sale
Date: 09/11/2023
Property Type: House
Land Size: 480 sqm approx



13 Richards Rd CASTLEMAINE 3450 (REI/VG)

Agent Comments

 3  2  1

Price: \$725,000
Method: Private Sale
Date: 12/10/2023
Property Type: House
Land Size: 407 sqm approx



95b Duke St CASTLEMAINE 3450 (REI)

Agent Comments

 4  2  3

Price: \$710,000
Method: Private Sale
Date: 30/04/2024
Property Type: House
Land Size: 615 sqm approx