

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

74 Gingell Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$995,000

Median sale price

Median price \$747,500

Property Type House

Suburb Castlemaine

Period - From 14/12/2022

to 13/12/2023

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	4 Charles St CASTLEMAINE 3450	\$950,000	20/03/2023
2	3 Bowden St CASTLEMAINE 3450	\$945,000	02/11/2023
3	46a Ray St CASTLEMAINE 3450	\$845,000	03/05/2023

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:

14/12/2023 11:05



2 -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 1093 sqm approx

Agent Comments

Indicative Selling Price

\$995,000

Median House Price

14/12/2022 - 13/12/2023: \$747,500

Comparable Properties



4 Charles St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 2 4

Price: \$950,000

Method: Private Sale

Date: 20/03/2023

Property Type: House

Land Size: 1050 sqm approx



3 Bowden St CASTLEMAINE 3450 (REI)

Agent Comments

3 2 3

Price: \$945,000

Method: Private Sale

Date: 02/11/2023

Property Type: House

Land Size: 1282 sqm approx



46a Ray St CASTLEMAINE 3450 (REI/VG)

Agent Comments

4 1 2

Price: \$845,000

Method: Private Sale

Date: 03/05/2023

Property Type: House

Land Size: 1400 sqm approx