

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 32 Elizabeth Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$630,000

Median sale price

Median price \$785,000 Property Type House Suburb Castlemaine

Period - From 01/04/2024 to 30/06/2024 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	37 Richards Rd CASTLEMAINE 3450	\$615,000	22/07/2024
2	6 Roberts Av CASTLEMAINE 3450	\$620,000	21/06/2024
3	95 Johnstone St CASTLEMAINE 3450	\$600,000	26/04/2024

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: 04/10/2024 12:46



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Property Type: House
Land Size: 672 sqm approx
Agent Comments

Indicative Selling Price
\$630,000
Median House Price
June quarter 2024: \$785,000

Comparable Properties



37 Richards Rd CASTLEMAINE 3450 (REI/VG) **Agent Comments**

3 1 4

Price: \$615,000
Method: Private Sale
Date: 22/07/2024
Property Type: House
Land Size: 846 sqm approx



6 Roberts Av CASTLEMAINE 3450 (REI/VG) **Agent Comments**

3 1 2

Price: \$620,000
Method: Private Sale
Date: 21/06/2024
Property Type: House
Land Size: 679 sqm approx



95 Johnstone St CASTLEMAINE 3450 (REI/VG) **Agent Comments**

2 1 1

Price: \$600,000
Method: Private Sale
Date: 26/04/2024
Property Type: House
Land Size: 722 sqm approx