Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	47 Wheeler 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	\$695,000

Median sale price

Median price \$747,500	Property Type	House	Suburb	Castlemaine
Period - From 01/10/2023	to 30/09/2024	4 Sou	urce 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

Address of comparable property		Price	Date of sale
1	2 Ross Dr CASTLEMAINE 3450	\$664,000	24/09/2024
2	43 Greenhill Av CASTLEMAINE 3450	\$650,000	24/09/2024
3	2/30 Saint St CASTLEMAINE 3450	\$690,000	26/06/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

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Rooms: 4

Property Type: House (Res) Land Size: 527 sqm approx

Agent Comments

Indicative Selling Price \$695,000 **Median House Price** Year ending September 2024: \$747,500

Comparable Properties



2 Ross Dr CASTLEMAINE 3450 (REI)

Price: \$664,000 Method: Private Sale Date: 24/09/2024 **Property Type:** House Land Size: 2831 sqm approx **Agent Comments**



43 Greenhill Av CASTLEMAINE 3450 (REI)

2

Agent Comments

Price: \$650,000 Method: Private Sale Date: 24/09/2024 Property Type: House Land Size: 499 sqm approx



2/30 Saint St CASTLEMAINE 3450 (REI)

Agent Comments

Price: \$690,000 Method: Private Sale Date: 26/06/2024 Property Type: House Land Size: 217 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377





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