

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

85 Gingell Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$749,000

Median sale price

Median price

\$722,500

Property Type

House

Suburb

Castlemaine

Period - From

01/07/2021

to

30/09/2021

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	17 View St CASTLEMAINE 3450	\$739,000	07/12/2021
2	38a Mcgrath St CASTLEMAINE 3450	\$735,000	13/10/2021
3	88 Hargraves St CASTLEMAINE 3450	\$695,000	17/11/2021

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:

13/12/2021 16:48



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Property Type: House (Res)

Land Size: 317 sqm approx

Agent Comments

Indicative Selling Price

\$749,000

Median House Price

September quarter 2021: \$722,500

Comparable Properties



17 View St CASTLEMAINE 3450 (REI)

Agent Comments

3 1 2

Price: \$739,000

Method: Private Sale

Date: 07/12/2021

Property Type: House

Land Size: 743 sqm approx



38a Mcgrath St CASTLEMAINE 3450 (REI)

Agent Comments

3 1 2

Price: \$735,000

Method: Private Sale

Date: 13/10/2021

Property Type: House

Land Size: 749 sqm approx



88 Hargraves St CASTLEMAINE 3450 (REI)

Agent Comments

2 2 -

Price: \$695,000

Method: Private Sale

Date: 17/11/2021

Property Type: House

Land Size: 200 sqm approx