

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

7 Rowe Street, Castlemaine Vic 3450

Indicative selling price

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

Range between \$750,000 & \$770,000

Median sale price

Median price \$750,000 Property Type House Suburb Castlemaine

Period - From 06/05/2022 to 05/05/2023 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	47 Moscript St CAMPBELLS CREEK 3451	\$765,000	20/12/2021
2	43a Main Rd CAMPBELLS CREEK 3451	\$750,000	25/02/2023
3	12 Greenhill Av CASTLEMAINE 3450	\$750,000	29/03/2023

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:

06/05/2023 13:54



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Property Type: House
Land Size: 755 sqm approx
Agent Comments

Indicative Selling Price

\$750,000 - \$770,000

Median House Price

06/05/2022 - 05/05/2023: \$750,000

Comparable Properties



47 Moscript St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

4 1 2

Price: \$765,000
Method: Private Sale
Date: 20/12/2021
Property Type: House
Land Size: 1202 sqm approx



43a Main Rd CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

4 2 2

Price: \$750,000
Method: Private Sale
Date: 25/02/2023
Property Type: House
Land Size: 1141 sqm approx



12 Greenhill Av CASTLEMAINE 3450 (VG)

Agent Comments

3 - -

Price: \$750,000
Method: Sale
Date: 29/03/2023
Property Type: House (Res)
Land Size: 435 sqm approx