

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

5/30 Saint Street, Castlemaine Vic 3450

Indicative selling price

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

Range between \$575,000 & \$625,000

Median sale price

Median price \$498,000 Property Type Unit Suburb Castlemaine

Period - From 20/09/2023 to 19/09/2024 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	3/54 William St CASTLEMAINE 3450	\$639,000	27/06/2024
2	2/30 Saint St CASTLEMAINE 3450	\$690,000	26/06/2024
3	5/15 Berkeley St CASTLEMAINE 3450	\$625,000	07/02/2024

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:

20/09/2024 12:24



2 1 1

Rooms: 3
Property Type: House
Land Size: 227 sqm approx
 Agent Comments

Indicative Selling Price
 \$575,000 - \$625,000
Median Unit Price
 20/09/2023 - 19/09/2024: \$498,000

Comparable Properties



3/54 William St CASTLEMAINE 3450 (REI/VG) Agent Comments

2 1 1

Price: \$639,000
Method: Private Sale
Date: 27/06/2024
Property Type: House
Land Size: 293 sqm approx



2/30 Saint St CASTLEMAINE 3450 (REI) Agent Comments

2 1 1

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



5/15 Berkeley St CASTLEMAINE 3450 (REI/VG) Agent Comments

2 1 1

Price: \$625,000
Method: Private Sale
Date: 07/02/2024
Property Type: House
Land Size: 292 sqm approx

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