#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sale	е
---------------------------	---

Including suburb or locality and postcode	59 Berkeley Street, Castlemaine Vic 3450
Indicative selling price	ce  price see consumer.vic.gov.au/underguoting

\$750,000

### Median sale price

Range between \$700,000

Median price \$7	785,000	Pro	perty Type	House		Suburb	Castlemaine
Period - From 01	1/04/2024	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.

Add	dress of comparable property	Price	Date of sale
1	24 Berkeley St CASTLEMAINE 3450	\$690,000	12/07/2024
2	78 Bowden St CASTLEMAINE 3450	\$710,000	03/07/2024
3	28 Gainsborough St CASTLEMAINE 3450	\$750,000	30/05/2024

#### 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:	02/10/2024 15:56		
	02/10/2024 10:00		













Property Type: House Land Size: 1046 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$700,000 - \$750,000 **Median House Price** 

June quarter 2024: \$785,000

## Comparable Properties



24 Berkeley St CASTLEMAINE 3450 (REI/VG)

Price: \$690,000 Method: Private Sale Date: 12/07/2024

**Property Type:** House Land Size: 857 sqm approx

78 Bowden St CASTLEMAINE 3450 (REI/VG)

**(** 3

Price: \$710,000 Method: Private Sale Date: 03/07/2024 Property Type: House Land Size: 637 sqm approx **Agent Comments** 

**Agent Comments** 



28 Gainsborough St CASTLEMAINE 3450

(REI/VG)

3

Price: \$750.000 Method: Private Sale Date: 30/05/2024 **Property Type:** House Land Size: 1105 sqm approx **Agent Comments** 

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth), The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only, Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.