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

3/23 Campbell Street, Castlemaine Vic 3450

Indicative selling price

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Single price \$595,000

Median sale price

Median price	\$540,000	Pro	perty Type Unit		Suburb	Castlemaine
Period - From	30/11/2021	to	29/11/2022	Sour	rce 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	1/79 Lyttleton St CASTLEMAINE 3450	\$540,000	30/05/2022
2	2/4 Union St CASTLEMAINE 3450	\$520,000	01/09/2022
3	1/10 Gaulton St CASTLEMAINE 3450	\$510,000	15/11/2022

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:

30/11/2022 16:21



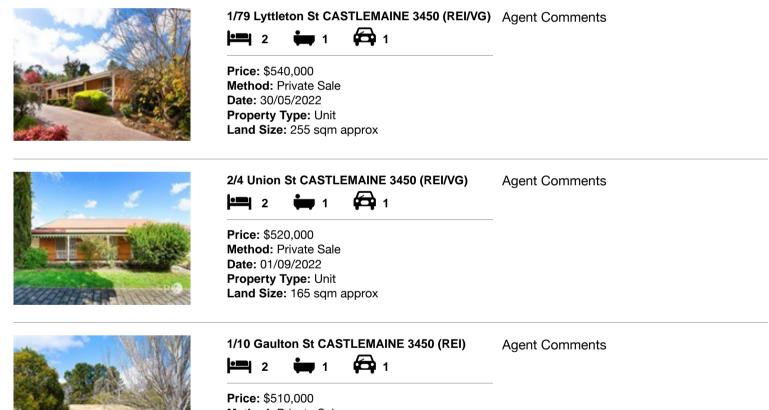






Rooms: 5 Property Type: Unit Land Size: 274 sqm approx Agent Comments Indicative Selling Price \$595,000 Median Unit Price 30/11/2021 - 29/11/2022: \$540,000

Comparable Properties





Price: \$510,000 Method: Private Sale Date: 15/11/2022 Property Type: Unit Land Size: 219 sqm approx

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172

propertydata



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