

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

155A Duke Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$869,000

Median sale price

Median price

\$812,500

Property Type

House

Suburb

Castlemaine

Period - From

01/01/2023

to

31/03/2023

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	24 Ray St CASTLEMAINE 3450	\$885,000	23/12/2022
2	3 Munro Ct CASTLEMAINE 3450	\$880,000	22/05/2023
3	12 Douglas Cr CASTLEMAINE 3450	\$830,000	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:

29/05/2023 15:38



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Property Type: Land
Land Size: 685 sqm approx
Agent Comments

Indicative Selling Price
\$869,000

Median House Price
March quarter 2023: \$812,500

Comparable Properties



24 Ray St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 2 2

Price: \$885,000
Method: Private Sale
Date: 23/12/2022
Property Type: House
Land Size: 560 sqm approx



3 Munro Ct CASTLEMAINE 3450 (REI)

Agent Comments

2 2 2

Price: \$880,000
Method: Private Sale
Date: 22/05/2023
Property Type: House
Land Size: 736 sqm approx



12 Douglas Cr CASTLEMAINE 3450 (REI)

Agent Comments

3 2 2

Price: \$830,000
Method: Private Sale
Date: 29/03/2023
Property Type: House
Land Size: 658 sqm approx