## 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	59 Berkeley Street, Castlemaine Vic 3450	
Including suburb or		
locality and postcode		

#### Indicative selling price

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

Single price \$895,000

#### Median sale price

Median price \$740,000	Pro	perty Type Ho	ouse	Suburb	Castlemaine
Period - From 01/01/2023	to	31/12/2023	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	37 Bowden St CASTLEMAINE 3450	\$935,000	12/12/2023	
2	53a Berkeley St CASTLEMAINE 3450	\$865,000	06/03/2024	
3	91 Farnsworth St CASTLEMAINE 3450	\$840,500	15/08/2023	

#### 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.

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This Statement of Information was prepared on:	20/03/2024 14:58







Property Type: Hobby Farm < 20

Land Size: 1048 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$895,000 **Median House Price** Year ending December 2023: \$740,000

# Comparable Properties



37 Bowden St CASTLEMAINE 3450 (REI/VG)

Price: \$935,000 Method: Private Sale Date: 12/12/2023 Property Type: House Land Size: 783 sqm approx **Agent Comments** 



53a Berkeley St CASTLEMAINE 3450 (REI)

Price: \$865,000 Method: Private Sale Date: 06/03/2024

Property Type: House Land Size: 374 sqm approx **Agent Comments** 



91 Farnsworth St CASTLEMAINE 3450 (REI/VG)

Price: \$840,500 Method: Private Sale Date: 15/08/2023 Property Type: House Land Size: 538 sqm approx **Agent Comments** 

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





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