

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

10 Kaweka Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$850,000

Median sale price

Median price

\$740,000

Property Type

House

Suburb

Castlemaine

Period - From

26/04/2023

to

25/04/2024

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 Cochrane Ct CASTLEMAINE 3450	\$870,000	15/06/2023
2	7 Acacia Ct MCKENZIE HILL 3451	\$835,000	05/03/2024
3	3 Blakeley Rd CASTLEMAINE 3450	\$820,000	11/04/2024

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:

26/04/2024 11:24



4 2 2

Property Type: House
Land Size: 678 sqm approx
Agent Comments

Indicative Selling Price
\$850,000

Median House Price
26/04/2023 - 25/04/2024: \$740,000

Comparable Properties



3 Cochrane Ct CASTLEMAINE 3450 (REI/VG)

Agent Comments

4 2 2

Price: \$870,000
Method: Private Sale
Date: 15/06/2023
Property Type: House
Land Size: 748 sqm approx



7 Acacia Ct MCKENZIE HILL 3451 (REI)

Agent Comments

4 2 2

Price: \$835,000
Method: Private Sale
Date: 05/03/2024
Property Type: House
Land Size: 671 sqm approx



3 Blakeley Rd CASTLEMAINE 3450 (REI)

Agent Comments

4 2 2

Price: \$820,000
Method: Private Sale
Date: 11/04/2024
Property Type: House
Land Size: 633 sqm approx