

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

134 Duke Street, Castlemaine Vic 3450

Indicative selling price

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

Range between

\$820,000

&

\$895,000

Median sale price

Median price

\$740,000

Property Type

House

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	115a Duke St CASTLEMAINE 3450	\$880,000	13/06/2023
2	155a Duke St CASTLEMAINE 3450	\$880,000	16/06/2023
3	10 Montgomery St CASTLEMAINE 3450	\$846,000	25/01/2024

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:

15/03/2024 11:17



3 bedrooms - 1 car

Property Type: House (Res)

Land Size: 830 sqm approx

Agent Comments

Indicative Selling Price

\$820,000 - \$895,000

Median House Price

Year ending December 2023: \$740,000

Comparable Properties

115a Duke St CASTLEMAINE 3450 (VG)

Agent Comments

3 bedrooms - 1 car

Price: \$880,000

Method: Sale

Date: 13/06/2023

Property Type: House (Res)

Land Size: 675 sqm approx



155a Duke St CASTLEMAINE 3450 (REI)

Agent Comments

3 bedrooms 1 bathroom 2 cars

Price: \$880,000

Method: Private Sale

Date: 16/06/2023

Property Type: House

Land Size: 683 sqm approx



10 Montgomery St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 bedrooms 1 bathroom 2 cars

Price: \$846,000

Method: Private Sale

Date: 25/01/2024

Property Type: House

Land Size: 898 sqm approx