

# 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

53 Elizabeth Street, Castlemaine Vic 3450

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$665,000

### Median sale price

Median price \$747,500

Property Type House

Suburb Castlemaine

Period - From 01/10/2023

to 30/09/2024

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	19 Ray St CASTLEMAINE 3450	\$675,000	28/11/2024
2	3 Wickham PI CASTLEMAINE 3450	\$695,000	28/08/2024
3	58 Elizabeth St CASTLEMAINE 3450	\$655,000	27/09/2023

**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:

04/12/2024 14:36



 3
  1
  2

**Property Type:** House  
**Land Size:** 805 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$665,000

**Median House Price**  
 Year ending September 2024: \$747,500

## Comparable Properties



19 Ray St CASTLEMAINE 3450 (REI)

Agent Comments

 3
  1
  2

**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 28/11/2024  
**Property Type:** House  
**Land Size:** 668 sqm approx



3 Wickham Pl CASTLEMAINE 3450 (REI)

Agent Comments

 3
  2
  4

**Price:** \$695,000  
**Method:** Private Sale  
**Date:** 28/08/2024  
**Property Type:** House  
**Land Size:** 615 sqm approx



58 Elizabeth St CASTLEMAINE 3450 (REI)

Agent Comments

 3
  1
  2

**Price:** \$655,000  
**Method:** Private Sale  
**Date:** 27/09/2023  
**Property Type:** House  
**Land Size:** 801 sqm approx

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



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