

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

24 Gaulton Street, Castlemaine Vic 3450

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$722,500 Property Type House Suburb Castlemaine

Period - From 01/07/2021 to 30/09/2021 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	320 Barker St CASTLEMAINE 3450	\$1,250,000	05/11/2021
2	24 Doveton St CASTLEMAINE 3450	\$1,250,000	07/12/2021
3	5 Myring St CASTLEMAINE 3450	\$1,165,000	05/11/2021

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:

17/01/2022 16:27



Property Type:
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
September quarter 2021: \$722,500

Comparable Properties



320 Barker St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$1,250,000
Method: Private Sale
Date: 05/11/2021
Property Type: House
Land Size: 1041 sqm approx



24 Doveton St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$1,250,000
Method: Private Sale
Date: 07/12/2021
Property Type: House
Land Size: 1021 sqm approx



5 Myring St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$1,165,000
Method: Private Sale
Date: 05/11/2021
Property Type: House
Land Size: 1006 sqm approx