

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 33 Mcgrath Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$495,000

Median sale price

Median price \$725,000 Property Type House Suburb Castlemaine

Period - From 10/12/2023 to 09/12/2024 Source Property Data

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	1/5 ETTY St CASTLEMAINE 3450	\$470,000	29/10/2024
2	6 View St CASTLEMAINE 3450	\$509,000	20/08/2024
3	81 Johnstone St CASTLEMAINE 3450	\$495,000	08/08/2024

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: 10/12/2024 12:24



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Property Type: House

Agent Comments

Indicative Selling Price
\$495,000

Median House Price

10/12/2023 - 09/12/2024: \$725,000

Comparable Properties



1/5 ETTY ST CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 1 1

Price: \$470,000

Method: Private Sale

Date: 29/10/2024

Property Type: Unit

Land Size: 219 sqm approx



6 VIEW ST CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 1

Price: \$509,000

Method: Private Sale

Date: 20/08/2024

Property Type: House

Land Size: 603 sqm approx

81 JOHNSTONE ST CASTLEMAINE 3450 (VG)

Agent Comments

2 - -

Price: \$495,000

Method: Sale

Date: 08/08/2024

Property Type: House on commercial land

Land Size: 316 sqm approx

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