### 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	33 Mcgrath Street, Castlemaine Vic 3450
Including suburb or	
locality and postcode	

#### 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	Pro	perty Type Ho	ouse	Suburb	Castlemaine
Period - From	10/12/2023	to	09/12/2024	Sourc	eProperty	/ 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













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)



Price: \$470,000

Method: Private Sale Date: 29/10/2024 **Property Type:** Unit

Land Size: 219 sqm approx

**Agent Comments** 



6 View St CASTLEMAINE 3450 (REI/VG)

•

Price: \$509,000 Method: Private Sale Date: 20/08/2024 Property Type: House Land Size: 603 sqm approx







**Agent Comments** 

81 Johnstone St CASTLEMAINE 3450 (VG)



Price: \$495,000 Method: Sale Date: 08/08/2024

Property Type: House on commercial land

Land Size: 316 sqm approx

**Agent Comments** 

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.