

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

12 George Street, Castlemaine Vic 3450

Indicative selling price

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

Range between \$620,000 & \$659,000

Median sale price

Median price \$740,000 Property Type House Suburb Castlemaine

Period - From 23/04/2023 to 22/04/2024 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.

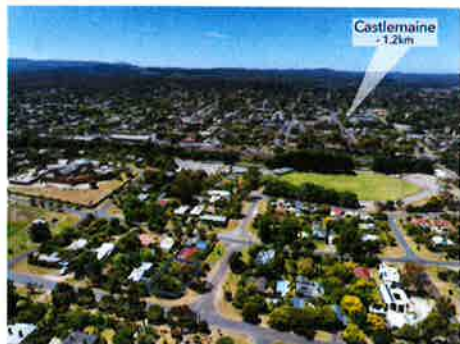
| | Address of comparable property | Price | Date of sale |
|---|--------------------------------|-----------|--------------|
| 1 | 47 Gingell St CASTLEMAINE 3450 | \$685,000 | 20/03/2024 |
| 2 | 39 Bowden St CASTLEMAINE 3450 | \$645,000 | 01/12/2022 |
| 3 | 6 Charles St CASTLEMAINE 3450 | \$600,000 | 21/12/2023 |

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:

23/04/2024 12:31



3 1 2

Property Type: House
Land Size: 730 sqm approx
Agent Comments

Indicative Selling Price
 \$620,000 - \$659,000
Median House Price
 23/04/2023 - 22/04/2024: \$740,000

Comparable Properties



47 Gingell St CASTLEMAINE 3450 (REI)

[Agent Comments](#)

3 1 1

Price: \$685,000
Method: Private Sale
Date: 20/03/2024
Property Type: House
Land Size: 543 sqm approx



39 Bowden St CASTLEMAINE 3450 (REI/VG)

[Agent Comments](#)

2 1 2

Price: \$645,000
Method: Private Sale
Date: 01/12/2022
Property Type: House
Land Size: 378 sqm approx



6 Charles St CASTLEMAINE 3450 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$600,000
Method: Private Sale
Date: 21/12/2023
Property Type: House
Land Size: 772 sqm approx

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