

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

63 Templeton Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$1,075,000

Median sale price

Median price

\$750,000

Property Type

House

Suburb

Castlemaine

Period - From

14/11/2022

to

13/11/2023

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	8 Sheehan Ct CASTLEMAINE 3450	\$1,120,000	11/05/2023
2	44 Campbell St CASTLEMAINE 3450	\$1,110,000	12/01/2023
3	46 Brown St CASTLEMAINE 3450	\$1,100,000	15/09/2022

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:

14/11/2023 13:16



3 1 4

Property Type: House
Land Size: 985 sqm approx
Agent Comments

Indicative Selling Price
\$1,075,000

Median House Price
14/11/2022 - 13/11/2023: \$750,000

Comparable Properties



8 Sheehan Ct CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 2 2

Price: \$1,120,000
Method: Private Sale
Date: 11/05/2023
Property Type: House
Land Size: 2892 sqm approx



44 Campbell St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 2

Price: \$1,110,000
Method: Private Sale
Date: 12/01/2023
Property Type: House
Land Size: 1015 sqm approx



46 Brown St CASTLEMAINE 3450 (VG)

Agent Comments

3 - -

Price: \$1,100,000
Method: Sale
Date: 15/09/2022
Property Type: House (Res)
Land Size: 1401 sqm approx