## 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	5/8 Gaulton 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 \$585,000

## Median sale price

Median price	725,000	Pro	perty Type	House		Suburb	Castlemaine
Period - From	01/01/2024	to	31/12/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	4/8 Gaulton St CASTLEMAINE 3450	\$575,000	20/11/2024
2	5/30 Saint St CASTLEMAINE 3450	\$610,000	13/11/2024
3	1/30 Wheeler St CASTLEMAINE 3450	\$582,500	13/11/2024

#### 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:	03/03/2025 15:27
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Rooms: 4

Property Type: Unit **Agent Comments** 

**Indicative Selling Price** \$585,000 **Median House Price** 

Year ending December 2024: \$725,000

# Comparable Properties



4/8 Gaulton St CASTLEMAINE 3450 (REI)





Price: \$575,000 Method: Private Sale Date: 20/11/2024 Property Type: House Land Size: 268 sqm approx **Agent Comments** 



5/30 Saint St CASTLEMAINE 3450 (REI/VG)







**Agent Comments** 

Price: \$610,000 Method: Private Sale Date: 13/11/2024 **Property Type:** House Land Size: 227 sqm approx

1/30 Wheeler St CASTLEMAINE 3450 (REI/VG)



**Agent Comments** 



Price: \$582,500 Method: Private Sale Date: 13/11/2024 Property Type: House Land Size: 265 sqm approx

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





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