

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

4 Finch Street, Castlemaine Vic 3450

Indicative selling price

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

Range between

\$550,000

&

\$595,000

Median sale price

Median price

\$740,000

Property Type

House

Suburb

Castlemaine

Period - From

30/04/2023

to

29/04/2024

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	6 Charles St CASTLEMAINE 3450	\$600,000	21/12/2023
2	17 Charles St CASTLEMAINE 3450	\$595,000	07/10/2023
3	13 Berkeley St CASTLEMAINE 3450	\$590,000	17/01/2024

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:

30/04/2024 08:46



3 2 0

Rooms: 6
Property Type: Unit
Land Size: 2733 sqm approx
Agent Comments

Indicative Selling Price
 \$550,000 - \$595,000
Median House Price
 30/04/2023 - 29/04/2024: \$740,000

Comparable Properties



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



17 Charles St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 2

Price: \$595,000
Method: Private Sale
Date: 07/10/2023
Property Type: House
Land Size: 765 sqm approx



13 Berkeley St CASTLEMAINE 3450 (REI)

Agent Comments

2 1 1

Price: \$590,000
Method: Private Sale
Date: 17/01/2024
Property Type: House
Land Size: 521 sqm approx