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	4 Finch 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

Range between	\$550,000	&	\$595,000

Median sale price

Median price \$740,000	Pro	pperty Type Ho	ouse	Suburb	Castlemaine
Period - From 30/04/2023	to	29/04/2024	Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

These are the three properties sold within five kilometres of the property for sale in the last 18 **A*** 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

The estate agent or agent's representative reasonably believes that fewer than three comparable-B* 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
·	













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)

3





Price: \$600.000 Method: Private Sale Date: 21/12/2023 **Property Type:** House Land Size: 772 sqm approx **Agent Comments**



17 Charles St CASTLEMAINE 3450 (REI/VG)

3





Agent Comments

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

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

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

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.