

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

38 Hall Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$788,000

Median sale price

Median price

\$734,750

Property Type

House

Suburb

Castlemaine

Period - From

21/02/2022

to

20/02/2023

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	25 Martin St MCKENZIE HILL 3451	\$805,000	19/08/2022
2	5 Daniell Dr CASTLEMAINE 3450	\$790,000	09/12/2022
3	3 Scott Ct CAMPBELLS CREEK 3451	\$765,000	13/01/2022

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:

21/02/2023 15:15



3 bedrooms - 1 bathroom

Property Type: House (Previously Occupied - Detached)

Land Size: 533 sqm approx

Agent Comments

Indicative Selling Price

\$788,000

Median House Price

21/02/2022 - 20/02/2023: \$734,750

Comparable Properties



25 Martin St MCKENZIE HILL 3451 (REI/VG)

Agent Comments

4 bedrooms - 2 bathrooms - 4 car spaces

Price: \$805,000

Method: Private Sale

Date: 19/08/2022

Property Type: House

Land Size: 981 sqm approx



5 Daniell Dr CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 bedrooms - 2 bathrooms - 2 car spaces

Price: \$790,000

Method: Private Sale

Date: 09/12/2022

Property Type: House

Land Size: 1732 sqm approx



3 Scott Ct CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

3 bedrooms - 2 bathrooms - 2 car spaces

Price: \$765,000

Method: Private Sale

Date: 13/01/2022

Property Type: House

Land Size: 2046 sqm approx