

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 and
postcode

63 HENTY STREET CASTERTON VIC 3311

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$390,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$285,000

Property type

House

Suburb

Casterton

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

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

45 MCPHERSON STREET CASTERTON VIC 3311	\$350,000	09-Dec-22
12 MILLER STREET CASTERTON VIC 3311	\$370,000	13-Feb-23
52-54 SHIELS TERRACE CASTERTON VIC 3311	\$385,000	15-Apr-23

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.~~

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**45 MCPHERSON STREET
CASTERTON VIC 3311**

4 1 1

Sold Price **\$350,000** Sold Date **09-Dec-22**

Distance **0.29km**

**12 MILLER STREET CASTERTON
VIC 3311**

3 2 2

Sold Price **\$370,000** Sold Date **13-Feb-23**

Distance **0.8km**

**52-54 SHIELS TERRACE
CASTERTON VIC 3311**

4 2 3

Sold Price **\$385,000** Sold Date **15-Apr-23**

Distance **0.96km**

RS = Recent sale UN = Undisclosed Sale

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