

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

3/23 Campbell Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$559,000

Median sale price

Median price \$535,000

Property Type Unit

Suburb Castlemaine

Period - From 09/08/2023

to 08/08/2024

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	41 Wilkie St CASTLEMAINE 3450	\$515,000	17/07/2024
2	3/37 Johnstone St CASTLEMAINE 3450	\$600,000	17/06/2024
3	2/17 Landseer St CASTLEMAINE 3450	\$535,000	08/03/2024

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:

09/08/2024 10:03



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$559,000

Median Unit Price
09/08/2023 - 08/08/2024: \$535,000

Comparable Properties



41 Wilkie St CASTLEMAINE 3450 (REI)

Agent Comments

2 1 2

Price: \$515,000
Method: Private Sale
Date: 17/07/2024
Property Type: House
Land Size: 682 sqm approx



3/37 Johnstone St CASTLEMAINE 3450 (REI)

Agent Comments

2 1 1

Price: \$600,000
Method: Private Sale
Date: 17/06/2024
Property Type: House
Land Size: 249 sqm approx



2/17 Landseer St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 1 1

Price: \$535,000
Method: Private Sale
Date: 08/03/2024
Property Type: House
Land Size: 418 sqm approx