

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

23 Mcgrath Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$649,000

Median sale price

Median price

\$731,250

Property Type

House

Suburb

Castlemaine

Period - From

01/07/2022

to

30/06/2023

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	43a Main Rd CAMPBELLS CREEK 3451	\$750,000	25/02/2023
2	3 Merson St CASTLEMAINE 3450	\$691,000	28/06/2023
3	6 Dick St CASTLEMAINE 3450	\$635,000	14/06/2023

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:

21/07/2023 10:01



3 1 3

Property Type: House
Land Size: 786 sqm approx
Agent Comments

Indicative Selling Price
\$649,000

Median House Price
Year ending June 2023: \$731,250

Comparable Properties



43a Main Rd CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

4 2 2

Price: \$750,000
Method: Private Sale
Date: 25/02/2023
Property Type: House
Land Size: 1141 sqm approx



3 Merson St CASTLEMAINE 3450 (REI)

Agent Comments

3 1 2

Price: \$691,000
Method: Private Sale
Date: 28/06/2023
Property Type: House
Land Size: 822 sqm approx



6 Dick St CASTLEMAINE 3450 (REI)

Agent Comments

3 1 6

Price: \$635,000
Method: Private Sale
Date: 14/06/2023
Property Type: House (Res)
Land Size: 1400 sqm approx