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 Wickham Place, 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 \$960,000	&	\$1,050,000
Range between \$960,000	&	\$1,050,000

Median sale price

Median price	\$739,500	Pro	perty Type	House		Suburb	Castlemaine
Period - From	20/05/2023	to	19/05/2024		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	47 Brown St CASTLEMAINE 3450	\$1,240,000	06/09/2023
2	87 Diamond Gully Rd MCKENZIE HILL 3451	\$945,000	24/01/2024
3	39 Brown St CASTLEMAINE 3450	\$936,500	03/11/2023

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:	20/05/2024 15:42













Property Type: Land Land Size: 885 sqm approx

Agent Comments

Indicative Selling Price \$960,000 - \$1,050,000 Median House Price

20/05/2023 - 19/05/2024: \$739,500

Comparable Properties



47 Brown St CASTLEMAINE 3450 (REI/VG)

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Price: \$1,240,000 Method: Private Sale Date: 06/09/2023 Property Type: House

Land Size: 1599 sqm approx

Agent Comments



87 Diamond Gully Rd MCKENZIE HILL 3451

(REI)







Agent Comments

Price: \$945,000 Method: Private Sale Date: 24/01/2024 Property Type: House Land Size: 2311 sgm approx



39 Brown St CASTLEMAINE 3450 (REI/VG)

4





Agent Comments

Price: \$936,500 Method: Private Sale Date: 03/11/2023 Property Type: House Land Size: 1251 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377





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