

# 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

4 Wickham Place, Castlemaine Vic 3450

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$960,000

&

\$1,050,000

### Median sale price

Median price \$739,500

Property 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)**

**Agent Comments**



**Price:** \$1,240,000  
**Method:** Private Sale  
**Date:** 06/09/2023  
**Property Type:** House  
**Land Size:** 1599 sqm approx



**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 sqm approx



**39 Brown St CASTLEMAINE 3450 (REI/VG)**

**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