

# 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

4/61 Forest Street, Castlemaine Vic 3450

### Indicative selling price

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

Single price \$675,000

### Median sale price

Median price \$785,000

Property Type House

Suburb Castlemaine

Period - From 01/04/2024

to 30/06/2024

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	2/30 Saint St CASTLEMAINE 3450	\$690,000	26/06/2024
2	95b Forest St CASTLEMAINE 3450	\$650,000	29/05/2024
3	5/15 Berkeley St CASTLEMAINE 3450	\$625,000	07/02/2024

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:

26/09/2024 16:49



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$675,000  
**Median House Price**  
June quarter 2024: \$785,000

## Comparable Properties



**2/30 Saint St CASTLEMAINE 3450 (REI)**

Agent Comments



**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 26/06/2024  
**Property Type:** House  
**Land Size:** 217 sqm approx



**95b Forest St CASTLEMAINE 3450 (REI/VG)**

Agent Comments



**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 29/05/2024  
**Property Type:** House  
**Land Size:** 259 sqm approx



**5/15 Berkeley St CASTLEMAINE 3450 (REI/VG)** Agent Comments



**Price:** \$625,000  
**Method:** Private Sale  
**Date:** 07/02/2024  
**Property Type:** House  
**Land Size:** 292 sqm approx