

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 89 Duke Street, Castlemaine Vic 3450
Including suburb or locality and postcode

Indicative selling price

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

Single price \$775,000

Median sale price

Median price \$740,000

Property Type House

Suburb Castlemaine

Period - From 24/04/2023

to 23/04/2024

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	143 Hargraves St CASTLEMAINE 3450	\$760,000	29/12/2023
2	5 Preshaw St CASTLEMAINE 3450	\$740,000	02/04/2024
3	160 Duke St CASTLEMAINE 3450	\$720,000	20/10/2023

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:

24/04/2024 14:19



3 1 2

Property Type: House
Land Size: 1002 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$775,000

Median House Price
24/04/2023 - 23/04/2024: \$740,000

Comparable Properties



143 Hargraves St CASTLEMAINE 3450 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$760,000
Method: Private Sale
Date: 29/12/2023
Property Type: House
Land Size: 1008 sqm approx



5 Preshaw St CASTLEMAINE 3450 (REI)

[Agent Comments](#)

3 1 2

Price: \$740,000
Method: Private Sale
Date: 02/04/2024
Property Type: House
Land Size: 808 sqm approx



160 Duke St CASTLEMAINE 3450 (REI/VG)

[Agent Comments](#)

3 1 4

Price: \$720,000
Method: Private Sale
Date: 20/10/2023
Property Type: House
Land Size: 806 sqm approx