

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 and
postcode

45 MCPHERSON STREET CASTERTON VIC 3311

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$370,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$50,000

Property type

Land

Suburb

Casterton

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

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

15 CARMICHAEL STREET CASTERTON VIC 3311	\$340,000	29-Nov-21
30-32 PEACHEY STREET CASTERTON VIC 3311	\$360,000	30-Nov-21
5-9 STARK STREET CASTERTON VIC 3311	\$330,000	07-Feb-22

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.

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	15 CARMICHAEL STREET CASTERTON VIC 3311  4  1  3	Sold Price \$340,000 Sold Date 29-Nov-21 Distance 1.37km
	30-32 PEACHEY STREET CASTERTON VIC 3311  4  1  3	Sold Price \$360,000 Sold Date 30-Nov-21 Distance 1.48km
	5-9 STARK STREET CASTERTON VIC 3311  4  1  3	Sold Price \$330,000 Sold Date 07-Feb-22 Distance 1.53km

RS = Recent sale UN = Undisclosed Sale

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