

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

12 Wheeler Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$1,085,000

Median sale price

Median price \$747,500

Property Type House

Suburb Castlemaine

Period - From 01/10/2023

to 30/09/2024

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 eighteen 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	63 Templeton St CASTLEMAINE 3450	\$1,075,000	20/11/2023
2	60 Urquhart St CASTLEMAINE 3450	\$1,050,000	29/06/2023
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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 eighteen months.

This Statement of Information was prepared on:

22/10/2024 10:38



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Property Type: House
Land Size: 728 sqm approx
Agent Comments

Indicative Selling Price
\$1,085,000

Median House Price
Year ending September 2024: \$747,500

Comparable Properties



63 Templeton St CASTLEMAINE 3450 (REI/VG) **Agent Comments**

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Price: \$1,075,000
Method: Private Sale
Date: 20/11/2023
Property Type: House
Land Size: 985 sqm approx



60 Urquhart St CASTLEMAINE 3450 (REI/VG) **Agent Comments**

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Price: \$1,050,000
Method: Private Sale
Date: 29/06/2023
Property Type: House (Res)
Land Size: 730 sqm approx

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 eighteen months.