

# 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

13 Thomas Street, 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 \$840,000

&

\$880,000

### 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 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	33 Gingell St CASTLEMAINE 3450	\$880,000	07/06/2024
2	51 Bowden St CASTLEMAINE 3450	\$800,000	04/06/2024
3	32 Hunter St CASTLEMAINE 3450	\$880,000	08/04/2024

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:

12/11/2024 10:56



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$840,000 - \$880,000  
**Median House Price**  
Year ending September 2024: \$747,500

## Comparable Properties



**33 Gingell St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**



**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 07/06/2024  
**Property Type:** House  
**Land Size:** 720 sqm approx



**51 Bowden St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**



**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 04/06/2024  
**Property Type:** House  
**Land Size:** 753 sqm approx



**32 Hunter St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**



**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 08/04/2024  
**Property Type:** House  
**Land Size:** 1011 sqm approx

**Account - Castlemaine Property Group** | P: 03 5470 6277 | F: 03 5470 6377