### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property	offered	for sale	3
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Address	13 Thomas 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

Range between	\$840,000	&	\$880,000
3			

#### Median sale price

Median price	\$747,500	Pro	perty 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.

Ad	dress 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.

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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)





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



51 Bowden St CASTLEMAINE 3450 (REI/VG)

3





**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)



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

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





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