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	18 Van Heurck 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 | \$695,000

Median sale price

Median price	\$750,000	Pro	perty Type	House		Suburb	Castlemaine
Period - From	03/10/2022	to	02/10/2023	s	ource	REIV	

Comparable property sales (*Delete A or B below as applicable)

These are the three properties sold within five kilometres of the property for sale in the last 18 **A*** months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	3 Merson St CASTLEMAINE 3450	\$691,000	28/06/2023
2	48 Mcgrath St CASTLEMAINE 3450	\$690,000	30/03/2023
3	4 Sheehan Ct CASTLEMAINE 3450	\$650,000	28/08/2023

OR

The estate agent or agent's representative reasonably believes that fewer than three comparable **B*** properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	03/10/2023 15:35
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Property Type: House Land Size: 845 sqm approx

Agent Comments

Indicative Selling Price \$695,000 **Median House Price** 03/10/2022 - 02/10/2023: \$750,000

Comparable Properties



3 Merson St CASTLEMAINE 3450 (REI/VG)





Price: \$691,000 Method: Private Sale Date: 28/06/2023 Property Type: House Land Size: 822 sqm approx **Agent Comments**



48 Mcgrath St CASTLEMAINE 3450 (REI/VG)

3







Agent Comments

Price: \$690,000 Method: Private Sale Date: 30/03/2023 Property Type: House Land Size: 588 sqm approx



4 Sheehan Ct CASTLEMAINE 3450 (REI/VG)

3





Agent Comments

Price: \$650,000 Method: Private Sale Date: 28/08/2023 Property Type: House Land Size: 830 sqm approx

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





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