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

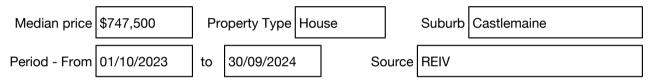
46a Campbell Street, Castlemaine Vic 3450

Indicative selling price

For the meaning of this		

Single price \$1,150,000

Median sale price



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	63 Templeton St CASTLEMAINE 3450	\$1,075,000	20/11/2023
2	60 Urquhart St CASTLEMAINE 3450	\$1,050,000	29/06/2023
3	10 Templeton St CASTLEMAINE 3450	\$1,150,000	19/06/2023

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:

13/11/2024 14:13









Property Type: House **Land Size:** 771 sqm approx Agent Comments Indicative Selling Price \$1,150,000 Median House Price Year ending September 2024: \$747,500

Comparable Properties

63 Templeton St CASTLEMAINE 3450 (REI/VG) 3 1 6 4 Price: \$1,075,000 Method: Private Sale Date: 20/11/2023 Property Type: House Land Size: 985 sqm approx	Agent Comments
60 Urquhart St CASTLEMAINE 3450 (REI/VG) 3	Agent Comments
10 Templeton St CASTLEMAINE 3450 (REI/VG) 3 1 2 Price: \$1,150,000 Method: Private Sale Date: 19/06/2023 Property Type: House Land Size: 1024 sqm approx	Agent Comments

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.