Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	2 Park View Close, 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	\$740,000	Pro	pperty Type Ho	ouse		Suburb	Castlemaine
Period - From	10/02/2024	to	09/02/2025	s	Source	Property	/ Data

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

	aress of comparable property	1 1100	Date of Sale
1	1/57 Brown St CASTLEMAINE 3450	\$630,000	23/10/2024
2	65 Brown St CASTLEMAINE 3450	\$662,000	10/10/2024
3	1C Roalies PI CAMPBELLS CREEK 3451	\$640,000	22/02/2024

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:	10/02/2025 15:09



Date of sale





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Property Type: House **Land Size:** 587 sqm approx

Agent Comments

Indicative Selling Price \$695,000 Median House Price 10/02/2024 - 09/02/2025: \$740,000

Comparable Properties



1/57 Brown St CASTLEMAINE 3450 (REI/VG)

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Agent Comments

Price: \$630,000 Method: Private Sale Date: 23/10/2024 Property Type: House Land Size: 406 sqm approx



65 Brown St CASTLEMAINE 3450 (REI/VG)

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Agent Comments

Price: \$662,000 Method: Private Sale Date: 10/10/2024 Property Type: House Land Size: 556 sqm approx



1C Roalies PI CAMPBELLS CREEK 3451 (REI/VG)

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Price: \$640,000 Method: Private Sale Date: 22/02/2024 Property Type: House Land Size: 400 sqm approx Agent Comments

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





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