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	2/30 Saint 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 \$690,000

Median sale price

Median price	\$735,000	Pro	operty Type Hou	ise	Suburb	Castlemaine
Period - From	01/04/2023	to	31/03/2024	Sou	ırceREIV	

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	52c Ray St CASTLEMAINE 3450	\$735,000	20/10/2023
2	15/19 Reckleben St CASTLEMAINE 3450	\$725,000	01/03/2024
3	1C Roalies PLCAMPRELLS 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:	21/05/2024 14:54













Rooms: 3

Property Type: Unit

Land Size: 215 sqm approx

Agent Comments

Indicative Selling Price \$690,000 **Median House Price**

Year ending March 2024: \$735,000

Comparable Properties



52c Ray St CASTLEMAINE 3450 (REI/VG)

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Price: \$735,000 Method: Private Sale Date: 20/10/2023 Property Type: House Land Size: 382 sqm approx **Agent Comments**



15/19 Reckleben St CASTLEMAINE 3450

(REI/VG)





Agent Comments

Price: \$725,000 Method: Private Sale Date: 01/03/2024 Property Type: House



1C Roalies PI CAMPBELLS CREEK 3451

(REI/VG)

2





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

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





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