

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

61a Berkeley Street, Castlemaine Vic 3450

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$930,000

Median sale price

Median price \$753,750

Property Type House

Suburb Castlemaine

Period - From 01/10/2022

to 31/12/2022

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.

| | Address of comparable property | Price | Date of sale |
|---|--------------------------------|-------------|--------------|
| 1 | 63b Bull St CASTLEMAINE 3450 | \$1,050,000 | 29/12/2022 |
| 2 | 68 Bull St CASTLEMAINE 3450 | \$953,000 | 08/12/2021 |
| 3 | 24 Ray St CASTLEMAINE 3450 | \$885,000 | 23/12/2022 |

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:

20/01/2023 15:54



2 1 3

Property Type: House
Land Size: 468 sqm approx
Agent Comments

Indicative Selling Price
\$930,000

Median House Price
December quarter 2022: \$753,750

Comparable Properties



63b Bull St CASTLEMAINE 3450 (REI)

Agent Comments

3 1 3

Price: \$1,050,000
Method: Private Sale
Date: 29/12/2022
Property Type: House
Land Size: 621 sqm approx



68 Bull St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 2 2

Price: \$953,000
Method: Private Sale
Date: 08/12/2021
Property Type: House
Land Size: 803 sqm approx



24 Ray St CASTLEMAINE 3450 (REI)

Agent Comments

3 2 2

Price: \$885,000
Method: Private Sale
Date: 23/12/2022
Property Type: House
Land Size: 560 sqm approx