#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	47 Wheeler 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

Range between \$620,000 & \$645,000	Range between	\$620,000	&	\$645,000
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#### Median sale price

Median price	\$740,000	Pro	perty Type	House		Suburb	Castlemaine
Period - From	10/02/2024	to	09/02/2025		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.

Ad	dress of comparable property	Price	Date of sale
1	11 Murphy St CASTLEMAINE 3450	\$655,000	28/01/2025
2	5 Ray St CASTLEMAINE 3450	\$685,000	11/12/2024

## 2 5 Ray St CASTLEMAINE 3450 \$685,000 11/12/2024 3 3 Gaffney St CASTLEMAINE 3450 \$700,000 22/10/2024

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 16:01









Rooms: 4

Property Type: House Land Size: 526 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$620,000 - \$645,000 **Median House Price** 10/02/2024 - 09/02/2025: \$740,000

### Comparable Properties



11 Murphy St CASTLEMAINE 3450 (REI)

Price: \$655,000 Method: Private Sale Date: 28/01/2025 Property Type: House Land Size: 830 sqm approx **Agent Comments** 



5 Ray St CASTLEMAINE 3450 (REI/VG)

**Agent Comments** 

Price: \$685,000 Method: Private Sale Date: 11/12/2024 Property Type: House Land Size: 529 sqm approx

3 Gaffney St CASTLEMAINE 3450 (REI/VG)





**Agent Comments** 



Price: \$700,000 Method: Private Sale Date: 22/10/2024 Property Type: House Land Size: 588 sqm approx

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





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