

# 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 52C Ray 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](http://consumer.vic.gov.au/underquoting)

Single price \$735,000

### Median sale price

Median price \$734,750

Property Type House

Suburb Castlemaine

Period - From 14/03/2022

to 13/03/2023

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	38a Mcgrath St CASTLEMAINE 3450	\$735,000	13/10/2021
2	5b Lawrence St CASTLEMAINE 3450	\$720,000	20/01/2023
3	36 Elizabeth St CAMPBELLS CREEK 3451	\$695,000	15/10/2021

**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:

14/03/2023 14:26



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$735,000

**Median House Price**  
14/03/2022 - 13/03/2023: \$734,750

## Comparable Properties



**38a Mcgrath St CASTLEMAINE 3450 (REI/VG)** Agent Comments



**Price:** \$735,000  
**Method:** Private Sale  
**Date:** 13/10/2021  
**Property Type:** House  
**Land Size:** 749 sqm approx



**5b Lawrence St CASTLEMAINE 3450 (REI)** Agent Comments



**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 20/01/2023  
**Property Type:** House  
**Land Size:** 508 sqm approx



**36 Elizabeth St CAMPBELLS CREEK 3451 (REI/VG)** Agent Comments



**Price:** \$695,000  
**Method:** Private Sale  
**Date:** 15/10/2021  
**Property Type:** House  
**Land Size:** 1132 sqm approx

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