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

Single price \$735,000

Median sale price

Median price	\$734,750	Pro	perty 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

Add	dress 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 comparableproperties 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)

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Agent Comments

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



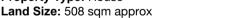
5b Lawrence St CASTLEMAINE 3450 (REI)

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Price: \$720,000 Method: Private Sale Date: 20/01/2023 Property Type: House



36 Elizabeth St CAMPBELLS CREEK 3451 (REI/VG)





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

Agent Comments

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



