

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

1/23 Gainsborough Street, Castlemaine Vic 3450

Indicative selling price

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

Range between \$495,000 & \$530,000

Median sale price

Median price \$557,500 Property Type Unit Suburb Castlemaine

Period - From 29/07/2023 to 28/07/2024 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	41 Wilkie St CASTLEMAINE 3450	\$515,000	17/07/2024
2	2/17 Landseer St CASTLEMAINE 3450	\$535,000	08/03/2024
3	2/1 Wilkie St CASTLEMAINE 3450	\$535,000	18/01/2024

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:

29/07/2024 16:01



2 1 1

Property Type: House
Land Size: 392 sqm approx
Agent Comments

Indicative Selling Price

\$495,000 - \$530,000

Median Unit Price

29/07/2023 - 28/07/2024: \$557,500

Comparable Properties



41 Wilkie St CASTLEMAINE 3450 (REI)

Agent Comments

2 1 2

Price: \$515,000
Method: Private Sale
Date: 17/07/2024
Property Type: House
Land Size: 682 sqm approx



2/17 Landseer St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 1 1

Price: \$535,000
Method: Private Sale
Date: 08/03/2024
Property Type: House
Land Size: 418 sqm approx



2/1 Wilkie St CASTLEMAINE 3450 (REI)

Agent Comments

2 1 2

Price: \$535,000
Method: Private Sale
Date: 18/01/2024
Property Type: Townhouse (Single)
Land Size: 270 sqm approx

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