

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

15 Wheeler Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$560,000

Median sale price

Median price \$707,500

Property Type House

Suburb Castlemaine

Period - From 01/07/2024

to 30/09/2024

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	6 Roberts Av CASTLEMAINE 3450	\$620,000	21/06/2024
2	7 Bowden St CASTLEMAINE 3450	\$650,000	26/04/2024
3	7 Sheehan St CASTLEMAINE 3450	\$535,000	22/03/2024

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:

06/11/2024 09:48



3 1 2

Property Type: House
Land Size: 1021 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$560,000

Median House Price
September quarter 2024: \$707,500

Comparable Properties



6 Roberts Av CASTLEMAINE 3450 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$620,000
Method: Private Sale
Date: 21/06/2024
Property Type: House
Land Size: 679 sqm approx



7 Bowden St CASTLEMAINE 3450 (REI/VG)

[Agent Comments](#)

3 1 4

Price: \$650,000
Method: Private Sale
Date: 26/04/2024
Property Type: House
Land Size: 1420 sqm approx



7 Sheehan St CASTLEMAINE 3450 (REI)

[Agent Comments](#)

3 1 3

Price: \$535,000
Method: Private Sale
Date: 22/03/2024
Property Type: House
Land Size: 682 sqm approx