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

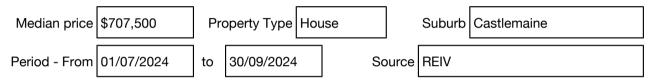
15 Wheeler Street, Castlemaine Vic 3450

Indicative selling price

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|-------------------------|-----------|---------------------|-----------------|
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Single price \$560,000

Median sale price



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



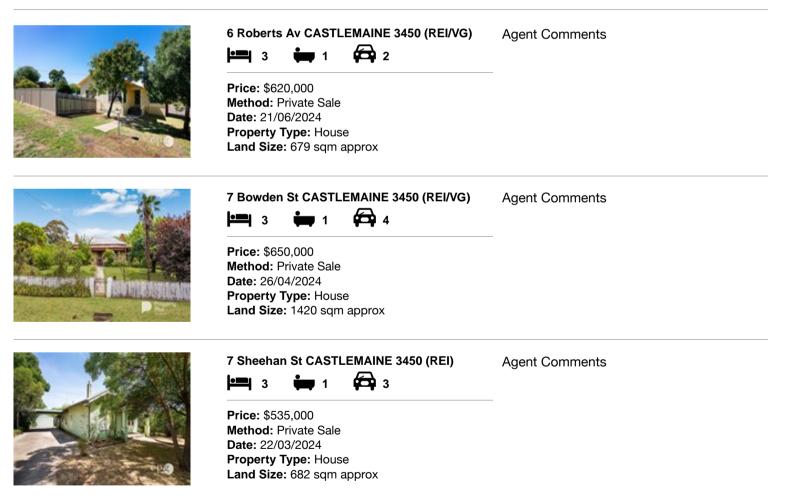






Property Type: House Land Size: 1021 sqm approx Agent Comments Indicative Selling Price \$560,000 Median House Price September quarter 2024: \$707,500

Comparable Properties



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



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