









Property Type: House Land Size: 521 sqm approx

Agent Comments

Indicative Selling Price \$610,000 - \$645,000 **Median House Price** Year ending September 2024: \$747,500

Comparable Properties



23 Moscript St CAMPBELLS CREEK 3451 (REI)







Agent Comments

Price: \$650,000 Method: Private Sale Date: 02/12/2024 Property Type: House

Land Size: 2346 sqm approx



5/30 Saint St CASTLEMAINE 3450 (REI/VG)

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Agent Comments

Price: \$610,000 Method: Private Sale Date: 13/11/2024 **Property Type:** House Land Size: 227 sqm approx



43 Greenhill Av CASTLEMAINE 3450 (REI/VG)

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Agent Comments

Price: \$650,000 Method: Private Sale Date: 24/09/2024 **Property Type:** House Land Size: 499 sqm approx

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





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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	32 Maclise 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

Range between \$610,000	&	\$645,000	

Median sale price

Median price	\$747,500	Pro	perty Type Hou	ıse		Suburb	Castlemaine
Period - From	01/10/2023	to	30/09/2024	So	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	23 Moscript St CAMPBELLS CREEK 3451	\$650,000	02/12/2024
2	5/30 Saint St CASTLEMAINE 3450	\$610,000	13/11/2024
3	43 Greenhill Av CASTLEMAINE 3450	\$650,000	24/09/2024

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.

9	
This Statement of Information was prepared on:	04/01/2025 12:04

