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	9 Saint 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 \$1,295,000

Median sale price

Median price	\$732,000	Pro	pperty Type H	ouse		Suburb	Castlemaine
Period - From	18/11/2023	to	17/11/2024] ;	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

Add	dress of comparable property	Price	Date of sale
1	23 View St CASTLEMAINE 3450	\$1,260,000	31/07/2024
2	8 Turner St CASTLEMAINE 3450	\$1,250,000	27/06/2024
3	49 Farnsworth St CASTLEMAINE 3450	\$1,195,000	21/05/2024

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:	18/11/2024 09:22











Property Type: House **Land Size:** 1019 sqm approx

Agent Comments

Indicative Selling Price \$1,295,000 Median House Price 18/11/2023 - 17/11/2024: \$732,000

Comparable Properties



23 View St CASTLEMAINE 3450 (REI)

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Agent Comments

Price: \$1,260,000 Method: Private Sale Date: 31/07/2024 Property Type: House Land Size: 1197 sgm approx



8 Turner St CASTLEMAINE 3450 (REI)

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Agent Comments

Price: \$1,250,000 Method: Private Sale Date: 27/06/2024 Property Type: House Land Size: 1088 sqm approx



49 Farnsworth St CASTLEMAINE 3450 (REI/VG)

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Agent Comments

Price: \$1,195,000 Method: Private Sale Date: 21/05/2024 Property Type: House Land Size: 1593 sqm approx

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





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