

# 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

9 Saint Street, Castlemaine Vic 3450

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,295,000

### Median sale price

Median price \$732,000

Property Type House

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	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 comparable properties 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



4 2 1

**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)**

[Agent Comments](#)

4 3 3

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



**8 Turner St CASTLEMAINE 3450 (REI)**

[Agent Comments](#)

3 1 2

**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)**

[Agent Comments](#)

3 2 4

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