

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

2/1 Wilkie Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$545,000

Median sale price

Median price

\$750,000

Property Type

House

Suburb

Castlemaine

Period - From

15/09/2022

to

14/09/2023

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	2/10 Gaulton St CASTLEMAINE 3450	\$532,500	02/09/2023
2	2/308 Barker St CASTLEMAINE 3450	\$530,000	17/08/2022
3	1/10 Gaulton St CASTLEMAINE 3450	\$510,000	15/11/2022

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:

15/09/2023 12:06



2 1 1

Rooms: 3
Property Type: Unit
Land Size: 270 sqm approx
Agent Comments

Indicative Selling Price
\$545,000

Median House Price
15/09/2022 - 14/09/2023: \$750,000

Comparable Properties



2/10 Gaulton St CASTLEMAINE 3450 (REI)

Agent Comments

2 1 1

Price: \$532,500
Method: Private Sale
Date: 02/09/2023
Property Type: House
Land Size: 268 sqm approx



2/308 Barker St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 1 2

Price: \$530,000
Method: Private Sale
Date: 17/08/2022
Property Type: House
Land Size: 189 sqm approx



1/10 Gaulton St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 1 1

Price: \$510,000
Method: Private Sale
Date: 15/11/2022
Property Type: Unit
Land Size: 219 sqm approx