Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
-----------------	---------	----------

Address	33 Gingell 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	\$939,000

Median sale price

Median price	\$732,500	Pro	perty Type	House		Suburb	Castlemaine
Period - From	10/04/2023	to	09/04/2024	,	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

	aress of comparable property	1 1100	Date of Sale
1	107b Gingell St CASTLEMAINE 3450	\$1,045,000	08/11/2023
2	3 Bowden St CASTLEMAINE 3450	\$945,000	02/11/2023
3	37 Bowden St CASTLEMAINE 3450	\$935,000	12/12/2023

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.

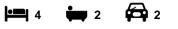
This Statement of Information was prepared on:	10/04/2024 09:51



Date of sale







Rooms: 6

Property Type: House Land Size: 720 sqm approx

Agent Comments

Indicative Selling Price \$939,000 **Median House Price** 10/04/2023 - 09/04/2024: \$732,500

Comparable Properties



107b Gingell St CASTLEMAINE 3450 (REI/VG) Agent Comments

= 3

Price: \$1,045,000 Method: Private Sale Date: 08/11/2023 Property Type: House Land Size: 446 sqm approx

3 Bowden St CASTLEMAINE 3450 (REI)



Price: \$945,000 Method: Private Sale Date: 02/11/2023 Property Type: House Land Size: 1282 sqm approx **Agent Comments**

Agent Comments



37 Bowden St CASTLEMAINE 3450 (REI/VG)

1 3





Price: \$935,000 Method: Private Sale Date: 12/12/2023 Property Type: House

Land Size: 783 sqm approx

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



