

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

15 Railway Avenue, Castlemaine Vic 3450

Indicative selling price

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

Single price \$685,000

Median sale price

Median price \$807,000

Property Type House

Suburb Castlemaine

Period - From 01/04/2022

to 30/06/2022

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	9 Treasure St CASTLEMAINE 3450	\$720,000	11/05/2022
2	13 Wimble St CASTLEMAINE 3450	\$710,000	05/04/2022
3	7 Sarah Coopey La CASTLEMAINE 3450	\$670,000	01/04/2022

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:

20/09/2022 11:20



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Property Type: House
Land Size: 841 sqm approx
Agent Comments

Indicative Selling Price
\$685,000

Median House Price
June quarter 2022: \$807,000

Comparable Properties



9 Treasure St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 3

Price: \$720,000
Method: Private Sale
Date: 11/05/2022
Property Type: House
Land Size: 658 sqm approx



13 Wimble St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 2

Price: \$710,000
Method: Private Sale
Date: 05/04/2022
Property Type: House
Land Size: 900 sqm approx



7 Sarah Coopey La CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 2 -

Price: \$670,000
Method: Private Sale
Date: 01/04/2022
Property Type: House
Land Size: 738 sqm approx