

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 and
postcode

13 ROBERTS STREET CASTERTON VIC 3311

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$270,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$295,000

Property type

Other

Suburb

Casterton

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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

27 PEACHEY STREET CASTERTON VIC 3311	\$215,000	14-Dec-22
205 HENTY STREET CASTERTON VIC 3311	\$285,000	22-Jan-23
51 MCPHERSON STREET CASTERTON VIC 3311	\$250,000	05-Sep-22

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.

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**27 PEACHEY STREET CASTERTON
VIC 3311**

3 1 3

Sold Price

\$215,000

Sold Date

14-Dec-22

Distance

0.14km



**205 HENTY STREET CASTERTON
VIC 3311**

3 1 1

Sold Price

\$285,000

Sold Date

22-Jan-23

Distance

0.82km



**51 MCPHERSON STREET
CASTERTON VIC 3311**

3 1 2

Sold Price

\$250,000

Sold Date

05-Sep-22

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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