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

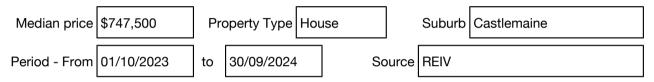
47 Wheeler Street, Castlemaine Vic 3450

Indicative selling price

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$659,995

Median sale price



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	5 Ray St CASTLEMAINE 3450	\$685,000	11/12/2024
2	3 Gaffney St CASTLEMAINE 3450	\$700,000	22/10/2024
3	43 Greenhill Av CASTLEMAINE 3450	\$650,000	24/09/2024

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:

07/01/2025 11:05



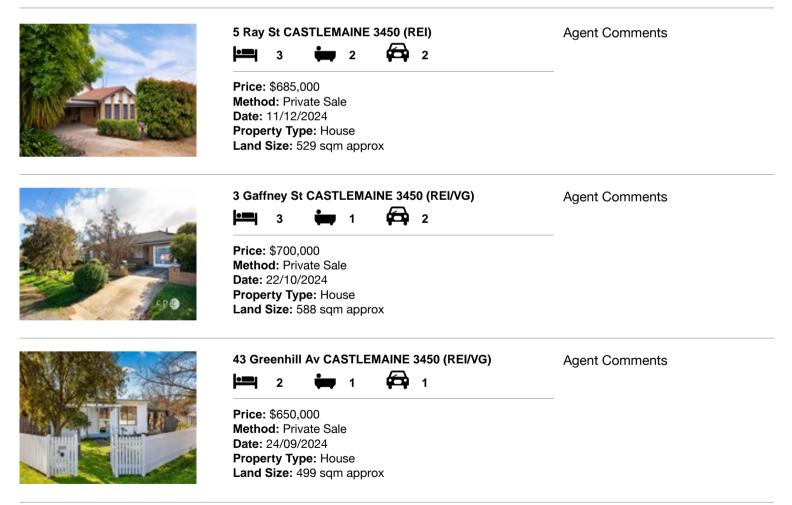






Rooms: 4 Property Type: House Agent Comments Indicative Selling Price \$659,995 Median House Price Year ending September 2024: \$747,500

Comparable Properties



Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377



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