

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

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

Single price \$659,995

Median sale price

Median price \$747,500

Property Type House

Suburb Castlemaine

Period - From 01/10/2023

to 30/09/2024

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	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



3 1 2

Rooms: 4
Property Type: House
 Agent Comments

Indicative Selling Price
 \$659,995
Median House Price
 Year ending September 2024: \$747,500

Comparable Properties



5 Ray St CASTLEMAINE 3450 (REI)

Agent Comments

3 2 2

Price: \$685,000
Method: Private Sale
Date: 11/12/2024
Property Type: House
Land Size: 529 sqm approx



3 Gaffney St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 2

Price: \$700,000
Method: Private Sale
Date: 22/10/2024
Property Type: House
Land Size: 588 sqm approx



43 Greenhill Av CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 1 1

Price: \$650,000
Method: Private Sale
Date: 24/09/2024
Property Type: House
Land Size: 499 sqm approx

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