

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

14 Mckendry Street, Castlemaine Vic 3450

Indicative selling price

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

Range between

\$890,000

&

\$950,000

Median sale price

Median price

\$750,000

Property Type

House

Suburb

Castlemaine

Period - From

01/03/2022

to

28/02/2023

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 eighteen 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	19 Preshaw St CASTLEMAINE 3450	\$925,000	01/07/2022
2	136 Rowley Park Rd CAMPBELLS CREEK 3451	\$895,000	08/02/2023
3			

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 eighteen months.~~

This Statement of Information was prepared on:

01/03/2023 09:18



 3  2  6

Property Type: House
Land Size: 6329 sqm approx
Agent Comments

Indicative Selling Price

\$890,000 - \$950,000

Median House Price

01/03/2022 - 28/02/2023: \$750,000

Comparable Properties



19 Preshaw St CASTLEMAINE 3450 (REI/VG)

Agent Comments

 4  1  5

Price: \$925,000
Method: Private Sale
Date: 01/07/2022
Property Type: House
Land Size: 1723 sqm approx



136 Rowley Park Rd CAMPBELLS CREEK 3451 (REI)

Agent Comments

 4  2  2

Price: \$895,000
Method: Private Sale
Date: 08/02/2023
Property Type: House
Land Size: 3324 sqm approx

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 eighteen months.