

# 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

10 Charles Street, Castlemaine Vic 3450

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$475,000

### Median sale price

Median price \$750,000

Property Type House

Suburb Castlemaine

Period - From 18/09/2022

to 17/09/2023

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 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	55 Johnstone St CASTLEMAINE 3450	\$545,000	13/04/2023
2	38 Wheeler St CASTLEMAINE 3450	\$520,000	22/07/2022
3	1 Rowe St CASTLEMAINE 3450	\$487,500	27/02/2023

**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:

18/09/2023 15:28