

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

66A Fletcher Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$1,345,000

Median sale price

Median price \$734,750

Property Type House

Suburb Castlemaine

Period - From 19/06/2022

to 18/06/2023

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	8 Sheehan Ct CASTLEMAINE 3450	\$1,120,000	11/05/2023
2	44 Campbell St CASTLEMAINE 3450	\$1,110,000	12/01/2023
3	63b Bull St CASTLEMAINE 3450	\$1,050,000	29/12/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

19/06/2023 14:39



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 1
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Rooms: 5
Property Type: House
Land Size: 900 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,345,000

Median House Price
 19/06/2022 - 18/06/2023: \$734,750

Comparable Properties



8 Sheehan Ct CASTLEMAINE 3450 (REI)

Agent Comments

3
 2
 2

Price: \$1,120,000
Method: Private Sale
Date: 11/05/2023
Property Type: House
Land Size: 2892 sqm approx



44 Campbell St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3
 1
 2

Price: \$1,110,000
Method: Private Sale
Date: 12/01/2023
Property Type: House
Land Size: 1015 sqm approx



63b Bull St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3
 1
 3

Price: \$1,050,000
Method: Private Sale
Date: 29/12/2022
Property Type: House
Land Size: 621 sqm approx