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	6 Roberts Avenue, Castlemaine Vic 3450	
Including suburb or		
locality and postcode	2 22	

Indicative selling price

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

Single price \$655,000

Median sale price

Median price	\$740,000	Pro	perty Type	House		Suburb	Castlemaine
Period - From	01/01/2023	to	31/12/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	5 Preshaw St CASTLEMAINE 3450	\$740,000	02/04/2024
2	47 Gingell St CASTLEMAINE 3450	\$685,000	20/03/2024
3	6 Charles St CASTLEMAINE 3450	\$600,000	21/12/2023

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:	08/04/2024 15:54













Property Type: House **Land Size:** 679 sqm approx

Agent Comments

Indicative Selling Price \$655,000 Median House Price

Year ending December 2023: \$740,000

Comparable Properties



5 Preshaw St CASTLEMAINE 3450 (REI)

3





Price: \$740,000 Method: Private Sale Date: 02/04/2024 Property Type: House Land Size: 808 sqm approx **Agent Comments**



47 Gingell St CASTLEMAINE 3450 (REI)

3







Price: \$685,000 Method: Private Sale Date: 20/03/2024 Property Type: House Land Size: 543 sqm approx **Agent Comments**



6 Charles St CASTLEMAINE 3450 (REI/VG)

3





Agent Comments

Price: \$600,000 Method: Private Sale Date: 21/12/2023 Property Type: House Land Size: 772 sqm approx

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





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