

# 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

6 Roberts Avenue, Castlemaine Vic 3450

### Indicative selling price

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

Single price \$655,000

### Median sale price

Median price \$740,000

Property 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.

|   | Address 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



3 1 2

**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)**

**Agent Comments**

3 1 2

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



**47 Gingell St CASTLEMAINE 3450 (REI)**

**Agent Comments**

3 1 1

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



**6 Charles St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

3 1 2

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