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	12 George Street, Castle	maine Vic 3450	
Including suburb or	_		
locality and postcode			

Indicative selling price

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

&	\$659,000
	&

Median sale price

Median price \$740,000	D Pro	operty Type	louse	Suburb	Castlemaine
Period - From 23/04/20)23 to	22/04/2024	Sou	urce 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	47 Gingell St CASTLEMAINE 3450	\$685,000	20/03/2024
2	39 Bowden St CASTLEMAINE 3450	\$645,000	01/12/2022
3	6 Charles St CASTLEMAINE 3450	\$600,000	21/12/2023

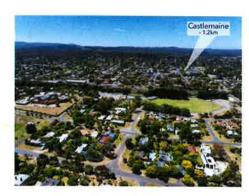
OR

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.

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This Statement of Information was prepared on:	23/04/2024 12:31









Property Type: House Land Size: 730 sqm approx

Agent Comments

Indicative Selling Price \$620,000 - \$659,000 **Median House Price** 23/04/2023 - 22/04/2024: \$740,000

Comparable Properties



47 Gingell St CASTLEMAINE 3450 (REI)

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



39 Bowden St CASTLEMAINE 3450 (REI/VG)

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Agent Comments

Price: \$645,000 Method: Private Sale Date: 01/12/2022 **Property Type:** House Land Size: 378 sqm approx

6 Charles St CASTLEMAINE 3450 (REI/VG)

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



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





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