









**Property Type:** House (Res) **Land Size:** 497 sqm approx

**Agent Comments** 

Indicative Selling Price \$770,000 Median House Price

December quarter 2024: \$700,000

# Comparable Properties



7-9 Doveton St CASTLEMAINE 3450 (REI)

3





3

Price: \$797,000 Method: Private Sale Date: 05/12/2024 Property Type: House Land Size: 301 sqm approx **Agent Comments** 



83 Farnsworth St CASTLEMAINE 3450 (REI/VG)

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3

Price: \$810,000





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**Agent Comments** 

Method: Private Sale
Date: 13/11/2024
Property Type: House
Land Size: 593 sqm approx



18 Bowden St CASTLEMAINE 3450 (REI/VG)

.

3



4



2

Price: \$765,000 Method: Private Sale Date: 07/06/2024 Property Type: House Land Size: 508 sqm approx **Agent Comments** 

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#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Address	5 Forest Street, Castlemaine Vic 3450	
Including suburb or		
locality and postcode		

## Indicative selling price

Property offered for sale

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

Single price \$770,000

#### Median sale price

Median price \$700,000	Pro	operty Type Hou	ıse		Suburb	Castlemaine
Period - From 01/10/2024	to	31/12/2024	So	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.

Ad	dress of comparable property	Price	Date of sale
1	7-9 Doveton St CASTLEMAINE 3450	\$797,000	05/12/2024
2	83 Farnsworth St CASTLEMAINE 3450	\$810,000	13/11/2024
3	18 Bowden St CASTLEMAINE 3450	\$765,000	07/06/2024

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:	29/01/2025 11:46
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