### 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	134 Johnstone Street, Castlemaine Vic 3450
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Single price \$465,000

#### Median sale price

Median price	\$725,000	Pro	perty Type	House		Suburb	Castlemaine
Period - From	20/01/2024	to	19/01/2025		Source	Property	/ Data

## 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

Add	dress of comparable property	Price	Date of sale
1	95a Johnstone St CASTLEMAINE 3450	\$480,000	12/12/2024
2	81 Johnstone St CASTLEMAINE 3450	\$495,000	08/08/2024
3	35 Johnstone St CASTLEMAINE 3450	\$515,000	24/04/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	20/01/2025 15:27













Property Type: House (Previously

Occupied - Detached) Land Size: 1175 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$465,000 **Median House Price** 

20/01/2024 - 19/01/2025: \$725,000

# Comparable Properties



95a Johnstone St CASTLEMAINE 3450 (REI)





Price: \$480,000 Method: Private Sale Date: 12/12/2024 Property Type: House Land Size: 726 sqm approx **Agent Comments** 

81 Johnstone St CASTLEMAINE 3450 (VG)





Agent Comments

Price: \$495,000 Method: Sale Date: 08/08/2024

Property Type: House on commercial land

Land Size: 316 sqm approx

35 Johnstone St CASTLEMAINE 3450 (VG)



Price: \$515,000 Method: Sale Date: 24/04/2024

Property Type: House (Res) Land Size: 506 sqm approx

Agent Comments

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172





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