

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

134 Johnstone Street, Castlemaine Vic 3450

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

Property 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	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 comparable properties 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)

Agent Comments



Price: \$480,000

Method: Private Sale

Date: 12/12/2024

Property Type: House

Land Size: 726 sqm approx

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)

Agent Comments



Price: \$515,000

Method: Sale

Date: 24/04/2024

Property Type: House (Res)

Land Size: 506 sqm approx

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