

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

25 North Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$595,000

Median sale price

Median price

\$750,000

Property Type

House

Suburb

Castlemaine

Period - From

30/10/2022

to

29/10/2023

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	17 Charles St CASTLEMAINE 3450	\$595,000	07/10/2023
2	43a Mcgrath St CASTLEMAINE 3450	\$595,000	27/09/2023
3	11 North St CASTLEMAINE 3450	\$570,000	21/02/2023

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:

30/10/2023 15:43



 3  1  2

Property Type: House (Res)

Land Size: 846 sqm approx

Agent Comments

Indicative Selling Price

\$595,000

Median House Price

30/10/2022 - 29/10/2023: \$750,000

Comparable Properties



17 Charles St CASTLEMAINE 3450 (REI)

Agent Comments

 3  1  2

Price: \$595,000

Method: Private Sale

Date: 07/10/2023

Property Type: House

Land Size: 765 sqm approx



43a Mcgrath St CASTLEMAINE 3450 (REI)

Agent Comments

 3  1  2

Price: \$595,000

Method: Private Sale

Date: 27/09/2023

Property Type: House

Land Size: 867 sqm approx



11 North St CASTLEMAINE 3450 (REI/VG)

Agent Comments

 3  1  3

Price: \$570,000

Method: Private Sale

Date: 21/02/2023

Property Type: House

Land Size: 595 sqm approx