

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

54 Elizabeth Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$825,000

Median sale price

Median price \$750,000

Property Type House

Suburb Castlemaine

Period - From 04/10/2022

to 03/10/2023

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	35 Bowden St CASTLEMAINE 3450	\$835,000	21/09/2023
2	12 Douglas Cr CASTLEMAINE 3450	\$830,000	29/03/2023
3	26 Ireland St MCKENZIE HILL 3451	\$806,000	21/06/2023

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:

04/10/2023 12:40



Property Type: House
Land Size: 597 sqm approx
Agent Comments

Indicative Selling Price
\$825,000

Median House Price
04/10/2022 - 03/10/2023: \$750,000

Comparable Properties



35 Bowden St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$835,000
Method: Private Sale
Date: 21/09/2023
Property Type: House
Land Size: 707 sqm approx



12 Douglas Cr CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$830,000
Method: Private Sale
Date: 29/03/2023
Property Type: House
Land Size: 658 sqm approx



26 Ireland St MCKENZIE HILL 3451 (REI/VG)

Agent Comments



Price: \$806,000
Method: Private Sale
Date: 21/06/2023
Property Type: House
Land Size: 3216 sqm approx