

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

3/31 Berkeley Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$449,000

Median sale price

Median price

\$560,000

Property Type

Unit

Suburb

Castlemaine

Period - From

17/07/2023

to

16/07/2024

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	4/8 Halford St CASTLEMAINE 3450	\$418,000	23/04/2024
2	1/37 Maldon Rd MCKENZIE HILL 3451	\$415,000	25/10/2023
3	3/37 Maldon Rd MCKENZIE HILL 3451	\$405,000	29/11/2023

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:

17/07/2024 16:12



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Property Type: House

Agent Comments

Indicative Selling Price

\$449,000

Median Unit Price

17/07/2023 - 16/07/2024: \$560,000

Comparable Properties



4/8 Halford St CASTLEMAINE 3450 (REI)

Agent Comments

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Price: \$418,000

Method: Private Sale

Date: 23/04/2024

Property Type: Unit



1/37 Maldon Rd MCKENZIE HILL 3451 (REI/VG) **Agent Comments**

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Price: \$415,000

Method: Private Sale

Date: 25/10/2023

Property Type: House

Land Size: 344 sqm approx



3/37 Maldon Rd MCKENZIE HILL 3451 (REI/VG) **Agent Comments**

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Price: \$405,000

Method: Private Sale

Date: 29/11/2023

Property Type: Unit

Land Size: 268 sqm approx