

# 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

13 Etty Street, Castlemaine Vic 3450

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$570,000 & \$595,000

### Median sale price

Median price \$750,000 Property Type House Suburb Castlemaine

Period - From 06/09/2022 to 05/09/2023 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	3/79 Main Rd CAMPBELLS CREEK 3451	\$625,000	26/04/2023
2	16 Princess St CAMPBELLS CREEK 3451	\$580,000	19/04/2023
3	11 Etty St CASTLEMAINE 3450	\$580,000	13/12/2022

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:

06/09/2023 14:56



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 500 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$570,000 - \$595,000  
**Median House Price**  
 06/09/2022 - 05/09/2023: \$750,000

## Comparable Properties



**3/79 Main Rd CAMPBELLS CREEK 3451 (REI/VG)**

**Agent Comments**



**Price:** \$625,000  
**Method:** Private Sale  
**Date:** 26/04/2023  
**Property Type:** House  
**Land Size:** 415 sqm approx



**16 Princess St CAMPBELLS CREEK 3451 (REI/VG)**

**Agent Comments**



**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 19/04/2023  
**Property Type:** House  
**Land Size:** 597 sqm approx



**11 Etty St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**



**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 13/12/2022  
**Property Type:** House  
**Land Size:** 998 sqm approx

**Account - Castlemaine Property Group** | P: 03 5470 6277 | F: 03 5470 6377