

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

48 Mcgrath Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$695,000

Median sale price

Median price

\$750,000

Property Type

House

Suburb

Castlemaine

Period - From

24/03/2022

to

23/03/2023

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	36 Elizabeth St CAMPBELLS CREEK 3451	\$695,000	15/10/2021
2	3 Angus St CHEWTON 3451	\$680,000	28/10/2021
3	4 Shilney Ct CAMPBELLS CREEK 3451	\$655,000	19/12/2022

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:

24/03/2023 14:46



Property Type:
Agent Comments

Indicative Selling Price
\$695,000

Median House Price
24/03/2022 - 23/03/2023: \$750,000

Comparable Properties



36 Elizabeth St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$695,000
Method: Private Sale
Date: 15/10/2021
Property Type: House
Land Size: 1132 sqm approx



3 Angus St CHEWTON 3451 (REI/VG)

Agent Comments



Price: \$680,000
Method: Private Sale
Date: 28/10/2021
Property Type: House
Land Size: 700 sqm approx



4 Shilney Ct CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$655,000
Method: Private Sale
Date: 19/12/2022
Property Type: House
Land Size: 827 sqm approx