### 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	16 Montgomery Street, Castlemaine Vic 3450
Including suburb or	
locality and postcode	
9	

#### Indicative selling price

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

Range between \$660,000	&	\$710,000
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#### Median sale price

Median price \$747,500	Property Type House		Suburb Castlemaine
Period - From 01/10/2023	to 30/09/2024	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	1 Dick St CASTLEMAINE 3450	\$705,000	15/11/2024
2	9 Treasure St CASTLEMAINE 3450	\$701,000	21/10/2024
3	21 Mcgrath St CASTLEMAINE 3450	\$682,000	05/09/2024

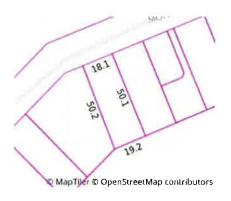
#### OR

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.

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This Statement of Information was prepared on:	28/11/2024 06:29









Property Type: House (Res) Land Size: 920 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$660,000 - \$710,000 **Median House Price** 

Year ending September 2024: \$747,500

## Comparable Properties



1 Dick St CASTLEMAINE 3450 (REI)

Price: \$705,000 Method: Private Sale Date: 15/11/2024 Property Type: House Land Size: 760 sqm approx **Agent Comments** 



9 Treasure St CASTLEMAINE 3450 (REI)

**Agent Comments** 

Price: \$701,000 Method: Private Sale Date: 21/10/2024 Property Type: House Land Size: 658 sqm approx



21 Mcgrath St CASTLEMAINE 3450 (VG)

Price: \$682,000 Method: Sale Date: 05/09/2024

Property Type: House (Res) Land Size: 570 sqm approx **Agent Comments** 

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