

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

16 Montgomery Street, Castlemaine Vic 3450

Indicative selling price

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

Range between \$660,000

&

\$710,000

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.~~

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)****Agent Comments****Price:** \$705,000**Method:** Private Sale**Date:** 15/11/2024**Property Type:** House**Land Size:** 760 sqm approx**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)****Agent Comments****Price:** \$682,000**Method:** Sale**Date:** 05/09/2024**Property Type:** House (Res)**Land Size:** 570 sqm approx**Account** - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377