

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

11 Etty Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$600,000

Median sale price

Median price

\$727,500

Property Type

House

Suburb

Castlemaine

Period - From

01/10/2021

to

30/09/2022

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	6 Etty St CASTLEMAINE 3450	\$639,000	05/05/2022
2	24 Maldon Rd MCKENZIE HILL 3451	\$595,000	07/07/2022
3	7 Wallace St CASTLEMAINE 3450	\$570,000	27/09/2022

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:

05/12/2022 14:57



3 1 3

Rooms: 4
Property Type: House
Land Size: 998 sqm approx
Agent Comments

Indicative Selling Price
\$600,000

Median House Price
Year ending September 2022: \$727,500

Comparable Properties



6 ETTY ST CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 -

Price: \$639,000
Method: Private Sale
Date: 05/05/2022
Property Type: House
Land Size: 612 sqm approx



24 MALDON RD MCKENZIE HILL 3451 (REI)

Agent Comments

3 1 1

Price: \$595,000
Method: Private Sale
Date: 07/07/2022
Property Type: House
Land Size: 603 sqm approx



7 WALLACE ST CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 2 2

Price: \$570,000
Method: Private Sale
Date: 27/09/2022
Property Type: House
Land Size: 709 sqm approx