

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

3 Merson Street, Castlemaine Vic 3450

Indicative selling price

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

Range between \$695,000 & \$725,000

Median sale price

Median price \$765,000 Property Type House Suburb Castlemaine

Period - From 29/03/2022 to 28/03/2023 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	18 Maclise St CASTLEMAINE 3450	\$737,000	19/01/2023
2	52 Greenhill Av CASTLEMAINE 3450	\$732,500	05/12/2022
3	122 Duke St CASTLEMAINE 3450	\$700,000	25/07/2022

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:

29/03/2023 13:25



Property Type:
Agent Comments

Indicative Selling Price

\$695,000 - \$725,000

Median House Price

29/03/2022 - 28/03/2023: \$765,000

Comparable Properties



18 MacLise St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$737,000

Method: Private Sale

Date: 19/01/2023

Property Type: House

Land Size: 737 sqm approx



52 Greenhill Av CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$732,500

Method: Private Sale

Date: 05/12/2022

Property Type: House

Land Size: 719 sqm approx



122 Duke St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 25/07/2022

Property Type: House

Land Size: 925 sqm approx