

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

7 Sheehan Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$595,000

Median sale price

Median price \$812,500

Property Type House

Suburb Castlemaine

Period - From 01/01/2023

to 31/03/2023

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	12 Sheehan St CASTLEMAINE 3450	\$750,000	24/04/2023
2	73B Gingell St CASTLEMAINE 3450	\$620,000	28/01/2023
3	77 Fletcher St CASTLEMAINE 3450	\$550,000	28/04/2023

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:

02/05/2023 07:49



Property Type:
Agent Comments

Indicative Selling Price
\$595,000

Median House Price
March quarter 2023: \$812,500

Comparable Properties



12 Sheehan St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 24/04/2023
Property Type: House
Land Size: 1045 sqm approx



73B Gingell St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$620,000
Method: Auction Sale
Date: 28/01/2023
Property Type: House (Res)
Land Size: 768 sqm approx



77 Fletcher St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 28/04/2023
Property Type: House
Land Size: 1033 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377