

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

63B Bull Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$1,050,000

Median sale price

Median price

\$720,000

Property Type

House

Suburb

Castlemaine

Period - From

20/12/2021

to

19/12/2022

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	26 Hall St CASTLEMAINE 3450	\$1,150,000	13/09/2022
2	23 Gaulton St CASTLEMAINE 3450	\$1,050,000	29/07/2022
3	68 Bull St CASTLEMAINE 3450	\$953,000	08/12/2021

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:

20/12/2022 11:25



Property Type:
Agent Comments

Indicative Selling Price
\$1,050,000

Median House Price
20/12/2021 - 19/12/2022: \$720,000

Comparable Properties

26 Hall St CASTLEMAINE 3450 (VG)

Agent Comments



Price: \$1,150,000
Method: Sale
Date: 13/09/2022
Property Type: House (Res)
Land Size: 946 sqm approx



23 Gaulton St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$1,050,000
Method: Private Sale
Date: 29/07/2022
Property Type: House
Land Size: 620 sqm approx



68 Bull St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$953,000
Method: Private Sale
Date: 08/12/2021
Property Type: House
Land Size: 803 sqm approx