

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

4 James Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$1,295,000

Median sale price

Median price

\$742,500

Property Type

House

Suburb

Castlemaine

Period - From

28/10/2023

to

27/10/2024

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	8 Turner St CASTLEMAINE 3450	\$1,250,000	27/06/2024
2	49 Farnsworth St CASTLEMAINE 3450	\$1,195,000	21/05/2024
3	97 Lyttleton St CASTLEMAINE 3450	\$1,345,000	01/09/2023

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:

28/10/2024 16:00



3 2 2

Property Type: House
Land Size: 1001 sqm approx
Agent Comments

Indicative Selling Price
\$1,295,000

Median House Price
28/10/2023 - 27/10/2024: \$742,500

Comparable Properties



8 Turner St CASTLEMAINE 3450 (REI)

Agent Comments

3 1 2

Price: \$1,250,000
Method: Private Sale
Date: 27/06/2024
Property Type: House
Land Size: 1088 sqm approx



49 Farnsworth St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 2 4

Price: \$1,195,000
Method: Private Sale
Date: 21/05/2024
Property Type: House
Land Size: 1593 sqm approx



97 Lyttleton St CASTLEMAINE 3450 (REI/VG)

Agent Comments

4 2 2

Price: \$1,345,000
Method: Private Sale
Date: 01/09/2023
Property Type: House
Land Size: 505 sqm approx