

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

143 Hargraves Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$790,000

Median sale price

Median price

\$750,000

Property Type

House

Suburb

Castlemaine

Period - From

16/10/2022

to

15/10/2023

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	344 Barker St CASTLEMAINE 3450	\$800,000	20/09/2023
2	3 Landseer St CASTLEMAINE 3450	\$755,000	11/10/2023
3	18 Roberts Av CASTLEMAINE 3450	\$715,000	08/06/2023

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:

16/10/2023 16:54



 3  1  2

Property Type: House
Land Size: 1008 sqm approx
Agent Comments

Indicative Selling Price
\$790,000

Median House Price
16/10/2022 - 15/10/2023: \$750,000

Comparable Properties



344 Barker St CASTLEMAINE 3450 (REI/VG)

Agent Comments

 3  1  3

Price: \$800,000
Method: Private Sale
Date: 20/09/2023
Property Type: House
Land Size: 1352 sqm approx



3 Landseer St CASTLEMAINE 3450 (REI)

Agent Comments

 3  1  2

Price: \$755,000
Method: Private Sale
Date: 11/10/2023
Property Type: House
Land Size: 1016 sqm approx



18 Roberts Av CASTLEMAINE 3450 (REI/VG)

Agent Comments

 3  1  2

Price: \$715,000
Method: Private Sale
Date: 08/06/2023
Property Type: House
Land Size: 1055 sqm approx