

## 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 and  
postcode

172 BAHGALLAH ROAD CASTERTON VIC 3311

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$300,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$288,750

Property type

House

Suburb

Casterton

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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

26 PEACHEY STREET CASTERTON VIC 3311	\$250,000	14-Feb-25
7 SILVESTER STREET CASTERTON VIC 3311	\$290,000	30-Nov-23
5960 PORTLAND-CASTERTON ROAD SANDFORD VIC 3312	\$290,000	22-Jan-25

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: 24 February 2025

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**26 PEACHEY STREET CASTERTON VIC 3311**

3 1 4

Sold Price

<sup>RS</sup> **\$250,000**

Sold Date

**14-Feb-25**

Distance

**0.7km**



**7 SILVESTER STREET CASTERTON VIC 3311**

3 1 -

Sold Price

**\$290,000**

Sold Date

**30-Nov-23**

Distance

**1.29km**



**5960 PORTLAND-CASTERTON ROAD SANDFORD VIC 3312**

3 1 2

Sold Price

<sup>RS</sup> **\$290,000** <sup>UN</sup>

Sold Date

**22-Jan-25**

Distance

**4.95km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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