

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

24 Ray Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$885,000

Median sale price

Median price

\$727,500

Property Type

House

Suburb

Castlemaine

Period - From

01/10/2021

to

30/09/2022

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	91 Bowden St CASTLEMAINE 3450	\$920,000	05/10/2022
2	41 Gingell St CASTLEMAINE 3450	\$960,000	26/05/2022
3	4 Wheeler St CASTLEMAINE 3450	\$880,000	20/04/2022

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:

17/11/2022 12:32



3 2 1

Property Type: House (Res)

Land Size: 552 sqm approx

Agent Comments

Indicative Selling Price

\$885,000

Median House Price

Year ending September 2022: \$727,500

Comparable Properties



91 Bowden St CASTLEMAINE 3450 (REI)

Agent Comments

3 1 3

Land: 384sqm

Price: \$920,000

Method:

Date: 05/10/2022

Property Type: House



41 Gingell St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 2 1

Price: \$960,000

Method: Private Sale

Date: 26/05/2022

Property Type: House

Land Size: 504 sqm approx



4 Wheeler St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 2 2

Price: \$880,000

Method: Private Sale

Date: 20/04/2022

Property Type: House

Land Size: 533 sqm approx