

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

2 Park View Close, Castlemaine Vic 3450

Indicative selling price

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

Single price \$725,000

Median sale price

Median price \$745,000

Property Type House

Suburb Castlemaine

Period - From 31/10/2023

to 30/10/2024

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	65 Brown St CASTLEMAINE 3450	\$662,000	10/10/2024
2	3 Wickham Pl CASTLEMAINE 3450	\$695,000	28/08/2024
3	1 Kulindi Ct MCKENZIE HILL 3451	\$712,000	03/06/2024

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:

31/10/2024 11:42



 3
  2
  2

Rooms: 5
Property Type: House
Land Size: 700 sqm approx
 Agent Comments

Indicative Selling Price
 \$725,000

Median House Price
 31/10/2023 - 30/10/2024: \$745,000

Comparable Properties



65 Brown St CASTLEMAINE 3450 (REI)

Agent Comments

 2
  1
  2

Price: \$662,000
Method: Private Sale
Date: 10/10/2024
Property Type: House
Land Size: 556 sqm approx



3 Wickham Pl CASTLEMAINE 3450 (REI)

Agent Comments

 3
  2
  4

Price: \$695,000
Method: Private Sale
Date: 28/08/2024
Property Type: House
Land Size: 615 sqm approx



1 Kulindi Ct MCKENZIE HILL 3451 (REI/VG)

Agent Comments

 3
  1
  2

Price: \$712,000
Method: Private Sale
Date: 03/06/2024
Property Type: House
Land Size: 634 sqm approx

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172



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