

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

18 Greenhill Avenue, Castlemaine Vic 3450

Indicative selling price

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

Single price \$695,000

Median sale price

Median price \$740,000

Property Type House

Suburb Castlemaine

Period - From 09/09/2023

to 08/09/2024

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	24 Berkeley St CASTLEMAINE 3450	\$690,000	12/07/2024
2	47 Gingell St CASTLEMAINE 3450	\$685,000	20/03/2024
3	94 Mostyn St CASTLEMAINE 3450	\$550,000	29/11/2023

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:

09/09/2024 16:20



Property Type:
Agent Comments

Indicative Selling Price
\$695,000

Median House Price
09/09/2023 - 08/09/2024: \$740,000

Comparable Properties



24 Berkeley St CASTLEMAINE 3450 (REI/VG) **Agent Comments**



Price: \$690,000
Method: Private Sale
Date: 12/07/2024
Property Type: House
Land Size: 857 sqm approx



47 Gingell St CASTLEMAINE 3450 (REI/VG) **Agent Comments**



Price: \$685,000
Method: Private Sale
Date: 20/03/2024
Property Type: House
Land Size: 543 sqm approx



94 Mostyn St CASTLEMAINE 3450 (REI/VG) **Agent Comments**



Price: \$550,000
Method: Private Sale
Date: 29/11/2023
Property Type: House
Land Size: 507 sqm approx