

# 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](https://consumer.vic.gov.au/underquoting)

Single price

\$695,000

### Median sale price

Median price

\$740,000

Property Type

House

Suburb

Castlemaine

Period - From

10/02/2024

to

09/02/2025

Source

Property Data

### 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 | 1/57 Brown St CASTLEMAINE 3450     | \$630,000 | 23/10/2024   |
| 2 | 65 Brown St CASTLEMAINE 3450       | \$662,000 | 10/10/2024   |
| 3 | 1C Roalies PI CAMPBELLS CREEK 3451 | \$640,000 | 22/02/2024   |

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:

10/02/2025 15:09



3 2 2

Property Type: House  
Land Size: 587 sqm approx  
Agent Comments

Indicative Selling Price  
\$695,000  
Median House Price  
10/02/2024 - 09/02/2025: \$740,000

Comparable Properties



1/57 Brown St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 1 2

Price: \$630,000  
Method: Private Sale  
Date: 23/10/2024  
Property Type: House  
Land Size: 406 sqm approx



65 Brown St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 1 2

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



1C Roalies PI CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

2 2 2

Price: \$640,000  
Method: Private Sale  
Date: 22/02/2024  
Property Type: House  
Land Size: 400 sqm approx