## 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	22 Freeman Street, Castlemaine Vic 3450
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Single price \$695,000

### Median sale price

Median price \$734,500	Pro	operty Type Hou	ıse	Suburb	Castlemaine
Period - From 21/07/2024	to	20/07/2025	Sou	rce Propert	y 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

Address of comparable property		Price	Date of sale
1	12 Parker St CASTLEMAINE 3450	\$680,500	02/04/2025
2	36 Brigade Av CAMPBELLS CREEK 3451	\$650,000	26/03/2025
3	11a Urquhart St CASTLEMAINE 3450	\$740,000	06/03/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	21/07/2025 11:46









**Property Type:** House **Land Size:** 398 sqm approx

Agent Comments

Indicative Selling Price \$695,000 Median House Price

21/07/2024 - 20/07/2025: \$734,500

# Comparable Properties



12 Parker St CASTLEMAINE 3450 (REI/VG)

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Agent Comments

Price: \$680,500 Method: Private Sale Date: 02/04/2025 Property Type: House Land Size: 1012 sqm approx



36 Brigade Av CAMPBELLS CREEK 3451 (REI/VG)

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Agent Comments

Price: \$650,000 Method: Private Sale Date: 26/03/2025 Property Type: House Land Size: 576 sqm approx



11a Urquhart St CASTLEMAINE 3450 (REI/VG)

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Agent Comments

Price: \$740,000 Method: Private Sale Date: 06/03/2025 Property Type: House Land Size: 381 sqm approx

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





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