#### 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	27 Butterworth 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 \$1,485,000

#### Median sale price

Median price	\$716,500	Property Type		House		Suburb	Castlemaine
Period - From	27/11/2023	to	26/11/2024		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 23 View St CASTLEMAINE 3450 \$1,260,000 31/07/2024 2 28 Blakeley Rd CASTLEMAINE 3450 \$1,600,000 05/01/2024 3 61 Fletcher St CASTLEMAINE 3450 \$1,350,000 22/11/2023

#### 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:	27/11/2024 09:59









**Property Type:** House **Land Size:** 4576 sqm approx

Agent Comments

Indicative Selling Price \$1,485,000 Median House Price 27/11/2023 - 26/11/2024: \$716,500

### Comparable Properties



23 View St CASTLEMAINE 3450 (REI)

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**Agent Comments** 

Price: \$1,260,000 Method: Private Sale Date: 31/07/2024 Property Type: House Land Size: 1197 sgm approx



28 Blakeley Rd CASTLEMAINE 3450 (REI/VG)

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Agent Comments

Price: \$1,600,000 Method: Private Sale Date: 05/01/2024 Property Type: House Land Size: 1370 sqm approx



61 Fletcher St CASTLEMAINE 3450 (REI/VG)

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Price: \$1,350,000 Method: Private Sale Date: 22/11/2023 Property Type: House Land Size: 1012 sqm approx Agent Comments

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





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