#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

**Price** 

Address	32 Wilkie Street, Castlemaine Vic 3450
Including suburb or	

locality and postcode

#### Indicative selling price

Property offered for sale

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

Single price \$1,685,000

#### Median sale price

Median price	\$761,250	Pro	perty Type	House		Suburb	Castlemaine
Period - From	01/01/2025	to	31/03/2025		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 lasteighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

### Address of comparable property

	and the companion property		Date of care
1	19 Butterworth St CASTLEMAINE 3450	\$1,715,000	15/03/2024
2			
3			

#### OR

В\* 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 eighteen months.

This Statement of Information was prepared on:	15/05/2025 12:27



Date of sale





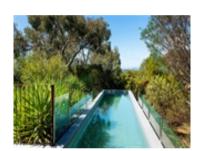


Property Type: Residential Land Size: 4050 sqm approx

Agent Comments

**Indicative Selling Price** \$1,685,000 **Median House Price** March quarter 2025: \$761,250

## Comparable Properties



19 Butterworth St CASTLEMAINE 3450 (REI/VG)

**Agent Comments** 

Price: \$1,715,000 Method: Private Sale Date: 15/03/2024 Property Type: House Land Size: 3649 sqm approx

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 eighteen months.

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



