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

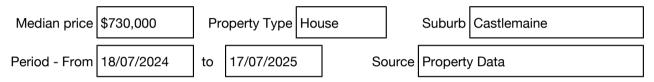
45 Greenhill Avenue, Castlemaine Vic 3450

Indicative selling price

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$1,395,000

Median sale price



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	51 Berkeley St CASTLEMAINE 3450	\$1,400,000	20/06/2025
2	46 Berkeley St CASTLEMAINE 3450	\$1,300,000	16/06/2025
3	11 Vincent St CASTLEMAINE 3450	\$1,380,000	27/05/2025

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:

18/07/2025 12:52









Property Type: House Land Size: 917 sqm approx Agent Comments

Indicative Selling Price \$1,395,000 **Median House Price** 18/07/2024 - 17/07/2025: \$730,000

Comparable Properties





Price: \$1,400,000 Method: Private Sale Date: 20/06/2025 Property Type: House Land Size: 1018 sqm approx

46 Berkeley St CASTLEMAINE 3450 (REI)

51 Berkeley St CASTLEMAINE 3450 (REI)

2



Price: \$1,300,000 Method: Private Sale Date: 16/06/2025 Property Type: House Land Size: 1063 sqm approx

11 Vincent St CASTLEMAINE 3450 (REI)

Agent Comments

Agent Comments

Agent Comments



Price: \$1,380,000 Method: Private Sale Date: 27/05/2025 Property Type: House Land Size: 1118 sqm approx

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



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