

# 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

46 Berkeley Street, 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

\$1,345,000

### Median sale price

Median price

\$747,500

Property Type

House

Suburb

Castlemaine

Period - From

01/10/2023

to

30/09/2024

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	8 Turner St CASTLEMAINE 3450	\$1,250,000	27/06/2024
3	66a Fletcher St CASTLEMAINE 3450	\$1,345,000	11/07/2023

**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:

02/12/2024 10:09



4 2 3

Property Type: House  
Land Size: 1063 sqm approx  
Agent Comments

Indicative Selling Price  
\$1,345,000  
Median House Price  
Year ending September 2024: \$747,500

Comparable Properties



23 View St CASTLEMAINE 3450 (REI)

Agent Comments

4 3 3

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



8 Turner St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 2

Price: \$1,250,000  
Method: Private Sale  
Date: 27/06/2024  
Property Type: House  
Land Size: 1088 sqm approx



66a Fletcher St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 2 2

Price: \$1,345,000  
Method: Private Sale  
Date: 11/07/2023  
Property Type: House  
Land Size: 863 sqm approx