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 | 47 Johnstone 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 \$761,250 | Property 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 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 | 89 Duke St CASTLEMAINE 3450 | \$700,000 | 04/04/2025 |
| 2 | 12 Parker St CASTLEMAINE 3450 | \$680,500 | 02/04/2025 |
| 3 | 8 Ray St CASTLEMAINE 3450 | \$680,000 | 12/11/2024 |

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: | 02/05/2025 14:40 |
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Property Type: House **Land Size:** 1040 sqm approx

Agent Comments

Indicative Selling Price \$695,000 Median House Price March quarter 2025: \$761,250

Comparable Properties



89 Duke St CASTLEMAINE 3450 (REI)

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Agent Comments

Price: \$700,000 Method: Private Sale Date: 04/04/2025 Property Type: House Land Size: 1002 sqm approx



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



8 Ray St CASTLEMAINE 3450 (REI/VG)

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Price: \$680,000 Method: Private Sale Date: 12/11/2024 Property Type: House Land Size: 1025 sqm approx Agent Comments

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



