Statement of Information

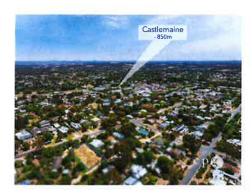
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale			
Address Including suburb and postcode	59a Campbell Street, Castlemaine Vic 3450		
Indicative selling price			
For the meaning of this price see consumer.vic.gov.au/underquoting			
Single price \$599,000			
Median sale price*			
Median price Property Type Subu		urb Castlemaine	
Period - From	to Source		_
Comparable property sales (*Delete A or B below as applicable)			
A* These are the three properties sold within two kilometres of the property for sale in the last sixmonths 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 95 Templeton St CASTLEMAINE 3450		\$465,000	05/03/2025
2			
3			
OR			
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.			
This Statement of Information was prepared on:		27/05/2025 17:19	
* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.			









Indicative Selling Price \$599,000 No median price available

Comparable Properties



95 Templeton St CASTLEMAINE 3450 (REI/VG)

. A

Price: \$465,000 Method: Private Sale Date: 05/03/2025 Property Type: Land

Land Size: 1218 sqm approx

Agent Comments

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377



