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	4 Reckleben Street, Castlemaine Vic 3450

Indicative selling price

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

Single price $795,000

Median sale price

Median price $722,500 Property Type House Suburb Castlemaine

Period - From 01/07/2021 to 30/09/2021 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	53 Bowden St CASTLEMAINE 3450	$850,000	01/06/2021
2	38a Mcgrath St CASTLEMAINE 3450	$735,000	13/10/2021
3	20 Adams St CASTLEMAINE 3450	$720,000	10/08/2021

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: 25/10/2021 15:08

4 Reckleben Street, Castlemaine Vic 3450

Genevieve Cantwell
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genevieve@cantwellproperty.com.au

Indicative Selling Price
$795,000
Median House Price
September quarter 2021: $722,500



3 1 1

Rooms: 5
Property Type: House (Previously Occupied - Detached)
Land Size: 760 sqm approx

Agent Comments

Comparable Properties



53 Bowden St CASTLEMAINE 3450 (REI/VG)

3 1 1

Price: $850,000
Method: Private Sale
Date: 01/06/2021
Property Type: House
Land Size: 750 sqm approx

Agent Comments



38a Mcgrath St CASTLEMAINE 3450 (REI)

3 1 2

Price: $735,000
Method: Private Sale
Date: 13/10/2021
Property Type: House
Land Size: 749 sqm approx

Agent Comments



20 Adams St CASTLEMAINE 3450 (REI)

3 1 2

Price: $720,000
Method: Private Sale
Date: 10/08/2021
Property Type: House
Land Size: 629 sqm approx

Agent Comments

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