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	2/11 Urquhart Street, Castlemaine Vic 3450

Indicative selling price

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

Single price $565,000

Median sale price

Median price $450,000 Property Type Unit Suburb Castlemaine

Period - From 01/10/2020 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	1/30 Wheeler St CASTLEMAINE 3450	$545,000	18/10/2021
2	4/4 Union St CASTLEMAINE 3450	$525,000	12/11/2021
3	1/104 Mostyn St CASTLEMAINE 3450	$505,000	10/06/2021

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: 16/12/2021 17:09



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Property Type:
Agent Comments

Indicative Selling Price
$565,000
Median Unit Price
Year ending September 2021: $450,000

Comparable Properties



1/30 Wheeler St CASTLEMAINE 3450 (REI/VG)

2 1 1

Agent Comments

Price: $545,000
Method: Private Sale
Date: 18/10/2021
Property Type: House
Land Size: 265 sqm approx



4/4 Union St CASTLEMAINE 3450 (REI/VG)

2 1 1

Agent Comments

Price: $525,000
Method: Private Sale
Date: 12/11/2021
Property Type: Unit



1/104 Mostyn St CASTLEMAINE 3450 (REI/VG)

2 1 1

Agent Comments

Price: $505,000
Method: Private Sale
Date: 10/06/2021
Property Type: House
Land Size: 170.50 sqm approx

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

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