Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 25 Wimble Street, Castlemaine Vic 3450

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	ween \$948,000		&		\$998,000			
Median sale p	rice							
Median price	\$740,000	Pro	operty Type	Hou	ISE		Suburb	Castlemaine
Period - From	24/05/2023	to	23/05/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	4 Charles St CASTLEMAINE 3450	\$950,000	20/03/2023
2	20 Domain Dr CASTLEMAINE 3450	\$930,000	15/05/2024
3	10 Pleasant St CASTLEMAINE 3450	\$900,000	21/04/2024

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:

24/05/2024 16:33





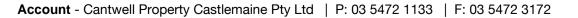




Property Type: House Land Size: 1040 sqm approx Agent Comments Indicative Selling Price \$948,000 - \$998,000 Median House Price 24/05/2023 - 23/05/2024: \$740,000

Comparable Properties

4 Charles St CASTLEMAINE 3450 (REI/VG) 3 4 4	Agent Comments
Price: \$950,000 Method: Private Sale Date: 20/03/2023 Property Type: House Land Size: 1050 sqm approx	
20 Domain Dr CASTLEMAINE 3450 (REI) 2 2 2 2 2 Price: \$930,000 Method: Private Sale Date: 15/05/2024 Property Type: House Land Size: 1030 sqm approx	Agent Comments
10 Pleasant St CASTLEMAINE 3450 (REI) 3 1 3 3 Price: \$900,000 Method: Private Sale Date: 21/04/2024 Property Type: House Land Size: 1064 sqm approx	Agent Comments







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