

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

11 Vincent Street, Castlemaine Vic 3450

Indicative selling price

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

Range between \$1,395,000

&

\$1,450,000

Median sale price

Median price \$737,000

Property Type House

Suburb Castlemaine

Period - From 20/03/2024

to

19/03/2025

Source Property Data

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	23 View St CASTLEMAINE 3450	\$1,260,000	31/07/2024
2	8 Turner St CASTLEMAINE 3450	\$1,250,000	27/06/2024
3	18 Stephen St CAMPBELLS CREEK 3451	\$1,305,000	05/03/2024

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:

20/03/2025 13:55



Property Type: House (Previously Occupied - Detached)

Land Size: 1012 sqm approx

Agent Comments

Indicative Selling Price

\$1,395,000 - \$1,450,000

Median House Price

20/03/2024 - 19/03/2025: \$737,000

Comparable Properties



23 View St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$1,260,000

Method: Private Sale

Date: 31/07/2024

Property Type: House

Land Size: 1197 sqm approx



8 Turner St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$1,250,000

Method: Private Sale

Date: 27/06/2024

Property Type: House

Land Size: 1088 sqm approx



18 Stephen St CAMPBELLS CREEK 3451 (VG)

Agent Comments



Price: \$1,305,000

Method: Sale

Date: 05/03/2024

Property Type: House (Res)

Land Size: 2800 sqm approx

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