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	

Indicative selling price

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

Single price \$565,000

Median sale price

Median price	\$725,000	Pro	perty Type	House		Suburb	Castlemaine
Period - From	15/05/2024	to	14/05/2025	s	ource	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

Add	dress of comparable property	Price	Date of sale
1	7 Lawrence St CASTLEMAINE 3450	\$572,000	05/12/2024
2	3 Monaghan St CASTLEMAINE 3450	\$560,000	14/10/2024
3	120 Farnsworth St CASTLEMAINE 3450	\$550,000	28/05/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	15/05/2025 16:32













Property Type: House **Land Size:** 402 sqm approx

Agent Comments

Indicative Selling Price \$565,000 Median House Price

15/05/2024 - 14/05/2025: \$725,000

Comparable Properties



7 Lawrence St CASTLEMAINE 3450 (REI/VG)

2



1

Price: \$572,000 Method: Private Sale Date: 05/12/2024 Property Type: House Land Size: 622 sqm approx **Agent Comments**



3 Monaghan St CASTLEMAINE 3450 (REI)

2





4

Agent Comments

Price: \$560,000 Method: Private Sale Date: 14/10/2024 Property Type: House Land Size: 648 sqm approx

120 Farnsworth St CASTLEMAINE 3450 (VG)

!=

2



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Price: \$550,000 **Method:** Sale **Date:** 28/05/2024

Property Type: House (Res)

Agent Comments

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





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