

# 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 61 Fletcher Street, Castlemaine Vic 3450  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,400,000

### Median sale price

Median price \$750,000

Property Type House

Suburb Castlemaine

Period - From 09/11/2022

to 08/11/2023

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	3a Wheeler St CASTLEMAINE 3450	\$1,450,000	08/12/2022
2	97 Lyttleton St CASTLEMAINE 3450	\$1,345,000	01/09/2023
3	6 Hunter St CASTLEMAINE 3450	\$1,300,000	06/12/2022

**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:

09/11/2023 09:13



3   1  

**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 1012 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$14,000,000  
**Median House Price**  
09/11/2022 - 08/11/2023: \$750,000

## Comparable Properties



**3a Wheeler St CASTLEMAINE 3450 (VG)**

**Agent Comments**

3   -   -

**Price:** \$1,450,000  
**Method:** Sale  
**Date:** 08/12/2022  
**Property Type:** House (Res)  
**Land Size:** 727 sqm approx



**97 Lyttleton St CASTLEMAINE 3450 (REI)**

**Agent Comments**

4   2   2

**Price:** \$1,345,000  
**Method:** Private Sale  
**Date:** 01/09/2023  
**Property Type:** House  
**Land Size:** 505 sqm approx



**6 Hunter St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 06/12/2022  
**Property Type:** House  
**Land Size:** 1023 sqm approx