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	1 Campbell Street, Castlemaine Vic 3450

Indicative selling price

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

Range between $685,000 & $745,000

Median sale price

Median price $725,000 Property Type House Suburb Castlemaine

Period - From 10/10/2021 to 09/10/2022 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	38 Parker St CASTLEMAINE 3450	$750,000	05/07/2022
2	13 Wimble St CASTLEMAINE 3450	$710,000	05/04/2022
3	7 Sarah Coopey La CASTLEMAINE 3450	$670,000	01/04/2022

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: 10/10/2022 12:51

1 Campbell Street, Castlemaine Vic 3450



3 1 1

Property Type: House
Land Size: 343 sqm approx

Agent Comments

Indicative Selling Price
$685,000 - $745,000
Median House Price
10/10/2021 - 09/10/2022: $725,000

Comparable Properties



38 Parker St CASTLEMAINE 3450 (REI/VG)

2 1 2

Price: $750,000
Method: Private Sale
Date: 05/07/2022
Property Type: House
Land Size: 1037 sqm approx

Agent Comments



13 Wimble St CASTLEMAINE 3450 (REI/VG)

3 1 2

Price: $710,000
Method: Private Sale
Date: 05/04/2022
Property Type: House
Land Size: 900 sqm approx

Agent Comments



7 Sarah Coopey La CASTLEMAINE 3450 (REI/VG)

2 2 -

Price: $670,000
Method: Private Sale
Date: 01/04/2022
Property Type: House
Land Size: 738 sqm approx

Agent Comments

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

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