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	114 Duke Street, Castlemaine Vic 3450

Indicative selling price

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

Single price $479,000

Median sale price

Median price $722,500 Property Type House Suburb Castlemaine

Period - From 01/07/2021 to 30/06/2022 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	4 Maclise St CASTLEMAINE 3450	$495,000	16/01/2022
2	59a Johnstone St CASTLEMAINE 3450	$480,000	15/06/2022
3	128 Main Rd CAMPBELLS CREEK 3451	$479,000	14/02/2022

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: 02/09/2022 11:32

114 Duke Street, Castlemaine Vic 3450



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Property Type:
Agent Comments

Indicative Selling Price
$479,000
Median House Price
Year ending June 2022: $722,500

Comparable Properties



4 Maclise St CASTLEMAINE 3450 (VG)

2 - -

Price: $495,000
Method: Sale
Date: 16/01/2022
Property Type: House (Res)
Land Size: 544 sqm approx

Agent Comments



59a Johnstone St CASTLEMAINE 3450 (REI/VG)

2 1 2

Price: $480,000
Method: Private Sale
Date: 15/06/2022
Property Type: House
Land Size: 506 sqm approx

Agent Comments



128 Main Rd CAMPBELLS CREEK 3451 (REI/VG)

2 1 2

Price: $479,000
Method: Private Sale
Date: 14/02/2022
Property Type: House
Land Size: 600 sqm approx

Agent Comments

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

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