

# 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

41 Gingell Street, Castlemaine Vic 3450

### Indicative selling price

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

Single price

\$849,000

### Median sale price

Median price

\$715,000

Property Type

House

Suburb

Castlemaine

Period - From

01/04/2021

to

31/03/2022

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	69 Bull St CASTLEMAINE 3450	\$915,560	29/10/2021
2	4 Wheeler St CASTLEMAINE 3450	\$880,000	20/04/2022
3	76 Bull St CASTLEMAINE 3450	\$810,000	11/11/2021

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:

10/05/2022 16:09



3   2   1

**Rooms:** 3  
**Property Type:** House  
**Land Size:** 500 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$849,000

**Median House Price**  
Year ending March 2022: \$715,000

## Comparable Properties



**69 Bull St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

4   3   2

**Price:** \$915,560  
**Method:** Private Sale  
**Date:** 29/10/2021  
**Property Type:** House  
**Land Size:** 422 sqm approx



**4 Wheeler St CASTLEMAINE 3450 (REI)**

**Agent Comments**

3   2   2

**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 20/04/2022  
**Property Type:** House  
**Land Size:** 533 sqm approx



**76 Bull St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

3   3   2

**Price:** \$810,000  
**Method:** Private Sale  
**Date:** 11/11/2021  
**Property Type:** House  
**Land Size:** 586 sqm approx