

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

9 Treasure Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$695,000

Median sale price

Median price

\$785,000

Property Type

House

Suburb

Castlemaine

Period - From

01/04/2024

to

30/06/2024

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	1 Kulindi Ct MCKENZIE HILL 3451	\$712,000	03/06/2024
2	78 Bowden St CASTLEMAINE 3450	\$710,000	03/07/2024
3	18 Van Heurck St CASTLEMAINE 3450	\$660,000	27/11/2023

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:

22/07/2024 10:37



 3  1  4

Property Type: House
Land Size: 658 sqm approx
Agent Comments

Indicative Selling Price
\$695,000

Median House Price
June quarter 2024: \$785,000

Comparable Properties



1 Kulindi Ct MCKENZIE HILL 3451 (REI)

Agent Comments

 3  1  2

Price: \$712,000
Method: Private Sale
Date: 03/06/2024
Property Type: House
Land Size: 634 sqm approx



78 Bowden St CASTLEMAINE 3450 (REI)

Agent Comments

 3  2  2

Price: \$710,000
Method: Private Sale
Date: 03/07/2024
Property Type: House
Land Size: 637 sqm approx



18 Van Heurck St CASTLEMAINE 3450 (REI/VG)

Agent Comments

 3  1  4

Price: \$660,000
Method: Private Sale
Date: 27/11/2023
Property Type: House
Land Size: 845 sqm approx