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

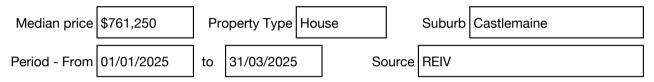
26 Urquhart Street, Castlemaine Vic 3450

Indicative selling price

| For the meaning of this | | |
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Single price \$1,149,000

Median sale price



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 | 9 Saint St CASTLEMAINE 3450 | \$1,220,000 | 22/01/2025 |
| 2 | 29a Brown St CASTLEMAINE 3450 | \$1,050,000 | 26/09/2024 |
| 3 | 37 Ray St CASTLEMAINE 3450 | \$1,050,000 | 23/09/2024 |

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:

11/06/2025 11:51









Property Type: House Land Size: 1002 sqm approx Agent Comments Indicative Selling Price \$1,149,000 Median House Price March quarter 2025: \$761,250

Comparable Properties





Land Size: 1019 sqm approx

9 Saint St CASTLEMAINE 3450 (REI/VG)

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Price: \$1,220,000 Method: Private Sale Date: 22/01/2025 Property Type: House





Price: \$1,050,000 Method: Private Sale Date: 26/09/2024 Property Type: House Land Size: 1610 sqm approx

37 Ray St CASTLEMAINE 3450 (REI/VG)

Agent Comments

Agent Comments

Agent Comments



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

propertydata



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