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 and postcode	28 JACKSON STREET CASTERTON VIC 3311

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$299,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$315,000	Property type	House	Suburb	Casterton
Period-from	01 Dec 2021	to	30 Nov 2022	Source	Corelogic

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
38 MCPHERSON STREET CASTERTON VIC 3311	$265,000	24-Aug-22
51 KIRBY STREET CASTERTON VIC 3311	$320,000	14-Feb-22
5915 PORTLAND-CASTERTON ROAD SANDFORD VIC 3312	-	23-Apr-22

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: 14 December 2022

Nutrien Harcourts

Tammy Luers
P 0355811625
M 0488082923
E tammy.luers@nutrien.com.au



38 MCPHERSON STREET CASTERTON VIC 3311

2 1 1

Sold Price **$265,000** Sold Date **24-Aug-22**

Distance **0.25km**



51 KIRBY STREET CASTERTON VIC 3311

2 1 2

Sold Price **$320,000** Sold Date **14-Feb-22**

Distance **0.62km**



5915 PORTLAND-CASTERTON ROAD SANDFORD VIC 3312

2 1 -

Sold Price **-** Sold Date **23-Apr-22**

Distance **5km**

RS = Recent sale **UN** = Undisclosed Sale

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