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	42 Ray Street, Castlemaine Vic 3450

Indicative selling price

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

Single price $595,000

Median sale price

Median price $737,000 Property Type House Suburb Castlemaine

Period - From 12/04/2023 to 11/04/2024 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	1/20 Farran St CASTLEMAINE 3450	$650,000	15/12/2023
2	16 Eleanor Dr CAMPBELLS CREEK 3451	$575,000	03/04/2024
3	83 Main Rd CAMPBELLS CREEK 3451	$552,500	04/04/2024

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: 12/04/2024 11:47

42 Ray Street, Castlemaine Vic 3450

Jeremy Bottomley
03 5472 1155
0433 772 033
jeremybottomley@jelliscraig.com.au



3 2 1

Property Type: House
Land Size: 379 sqm approx

Agent Comments

Indicative Selling Price
$595,000
Median House Price
12/04/2023 - 11/04/2024: $737,000

Comparable Properties



1/20 Farran St CASTLEMAINE 3450 (REI/VG)

3 2 1

Agent Comments

Price: $650,000
Method: Private Sale
Date: 15/12/2023
Property Type: House
Land Size: 332 sqm approx



16 Eleanor Dr CAMPBELLS CREEK 3451 (REI)

3 1 3

Agent Comments

Price: $575,000
Method: Private Sale
Date: 03/04/2024
Property Type: House
Land Size: 1330 sqm approx



83 Main Rd CAMPBELLS CREEK 3451 (REI)

3 1 4

Agent Comments

Price: $552,500
Method: Private Sale
Date: 04/04/2024
Property Type: House
Land Size: 735 sqm approx

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