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	7 Campbell Street, Castlemaine Vic 3450

Indicative selling price

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

Single price $1,100,000

Median sale price

Median price $747,500 Property Type House Suburb Castlemaine

Period - From 01/10/2023 to 30/09/2024 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 eighteen 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	60 Urquhart St CASTLEMAINE 3450	$1,050,000	29/06/2023
2			
3			

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 eighteen months.

This Statement of Information was prepared on: 19/12/2024 15:49

7 Campbell Street, Castlemaine Vic 3450

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3 1 1

Property Type: House
Land Size: 828 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000
Median House Price
Year ending September 2024: $747,500

Comparable Properties



60 Urquhart St CASTLEMAINE 3450 (REI/VG)

3 - -

Price: $1,050,000
Method: Private Sale
Date: 29/06/2023
Property Type: House (Res)
Land Size: 730 sqm approx

Agent Comments

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 eighteen months.

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