# 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

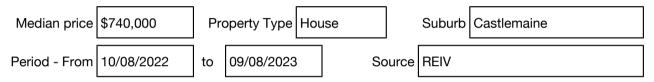
1/14 Wimble Street, Castlemaine Vic 3450

# Indicative selling price

For the meaning of this		

Single price \$459,000

#### 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	1/10 Gaulton St CASTLEMAINE 3450	\$510,000	15/11/2022
2	4/14 Wimble St CASTLEMAINE 3450	\$467,000	17/03/2023
3	3/16 Greenhill Av CASTLEMAINE 3450	\$465,000	16/03/2023

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:

10/08/2023 11:45









Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$459,000 Median House Price 10/08/2022 - 09/08/2023: \$740,000

# **Comparable Properties**



1/10 Gaulton St CASTLEMAINE 3450 (REI/VG) Agent Comments



Price: \$510,000 Method: Private Sale Date: 15/11/2022 Property Type: Unit Land Size: 219 sqm approx



4/14 Wimble St CASTLEMAINE 3450 (REI/VG) Agent Comments



Price: \$467,000 Method: Private Sale Date: 17/03/2023 Property Type: Unit Land Size: 225 sqm approx



3/16 Greenhill Av CASTLEMAINE 3450 (REI/VG)

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Agent Comments

Price: \$465,000 Method: Private Sale Date: 16/03/2023 Property Type: Unit Land Size: 188 sqm approx

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

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propertydata

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