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	1/23 Gainsborough 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	$560,000	Property Type	Unit	Suburb	Castlemaine
Period - From	11/04/2023	to	10/04/2024	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	4/54 William St CASTLEMAINE 3450	$625,000	06/02/2024
2	1/37 Johnstone St CASTLEMAINE 3450	$580,000	15/02/2024
3	1/17 Landseer St CASTLEMAINE 3450	$560,000	21/07/2023

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: | 11/04/2024 13:49

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Gainsborough St

🛏 2   🛁 -   🚗

Property Type:
Divorce/Estate/Family Transfers

Agent Comments

Indicative Selling Price
$595,000
Median Unit Price
11/04/2023 - 10/04/2024: $560,000

Comparable Properties

4/54 William St CASTLEMAINE 3450 (REI/VG)

🛏 2   🛁 1   🚗 1

Price: $625,000
Method: Private Sale
Date: 06/02/2024
Property Type: House
Land Size: 325 sqm approx

Agent Comments

1/37 Johnstone St CASTLEMAINE 3450 (REI)

🛏 2   🛁 1   🚗 1

Price: $580,000
Method: Private Sale
Date: 15/02/2024
Property Type: Unit
Land Size: 260 sqm approx

Agent Comments

1/17 Landseer St CASTLEMAINE 3450 (VG)

🛏 2   🛁 -   🚗 -

Price: $560,000
Method: Sale
Date: 21/07/2023
Property Type: Flat/Unit/Apartment (Res)

Agent Comments