

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

1/37 Maldon Road, Castlemaine Vic 3450

Indicative selling price

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

Single price \$450,000

Median sale price

Median price \$569,661

Property Type Unit

Suburb Castlemaine

Period - From 25/07/2022

to 24/07/2023

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 Rowe St CASTLEMAINE 3450	\$487,500	27/02/2023
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:

25/07/2023 11:20



Property Type: Unit

Land Size: 350 sqm approx

Agent Comments

Comparable Properties



1 Rowe St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$487,500

Method: Private Sale

Date: 27/02/2023

Property Type: House

Land Size: 298 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)

Agent Comments



Price: \$465,000

Method: Private Sale

Date: 16/03/2023

Property Type: Unit

Land Size: 188 sqm approx