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		

Single price \$450,000

Median sale price

Median price	\$569,661	Pro	perty Type Unit	:	Suburb	Castlemaine
Period - From	25/07/2022	to	24/07/2023	Sourc	e 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.

Add	dress 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 Leah Panos 03 5472 1155 0466 878 214 leahpanos@jelliscraig.com.au

Indicative Selling Price \$450,000 Median Unit Price 25/07/2022 - 24/07/2023: \$569,661

Comparable Properties



1 Rowe St CASTLEMAINE 3450 (REI/VG)

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



Price: \$487,500 Method: Private Sale Date: 27/02/2023 Property Type: House Land Size: 298 sqm approx Agent Comments

Agent Comments

Agent Comments



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

2



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



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

Account - Jellis Craig | P: 03 5472 1155 | F: 03 5472 3087



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