

# 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

10 Greenhill Avenue, Castlemaine Vic 3450

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$740,000

### Median sale price

Median price \$739,500

Property Type House

Suburb Castlemaine

Period - From 02/05/2023

to 01/05/2024

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	12 Greenhill Av CASTLEMAINE 3450	\$750,000	29/03/2023
2	5 Preshaw St CASTLEMAINE 3450	\$740,000	02/04/2024
3	7 Bowden St CASTLEMAINE 3450	\$650,000	26/04/2024

**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:

02/05/2024 08:07



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**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1296 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$740,000  
**Median House Price**  
 02/05/2023 - 01/05/2024: \$739,500

## Comparable Properties



**12 Greenhill Av CASTLEMAINE 3450 (VG)**

[Agent Comments](#)

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**Price:** \$750,000  
**Method:** Sale  
**Date:** 29/03/2023  
**Property Type:** House (Res)  
**Land Size:** 435 sqm approx



**5 Preshaw St CASTLEMAINE 3450 (REI)**

[Agent Comments](#)

3   1   2

**Price:** \$740,000  
**Method:** Private Sale  
**Date:** 02/04/2024  
**Property Type:** House  
**Land Size:** 808 sqm approx



**7 Bowden St CASTLEMAINE 3450 (REI)**

[Agent Comments](#)

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**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 26/04/2024  
**Property Type:** House  
**Land Size:** 1420 sqm approx