

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 Montgomery Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$875,000

Median sale price

Median price \$750,000

Property Type House

Suburb Castlemaine

Period - From 23/10/2022

to 22/10/2023

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	14 Steele St CHEWTON 3451	\$925,000	15/02/2023
2	155a Duke St CASTLEMAINE 3450	\$880,000	16/06/2023
3	44 Montgomery St CASTLEMAINE 3450	\$831,000	22/08/2023

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:

23/10/2023 16:11



3 1 2

Rooms: 4
Property Type: House
Land Size: 880 sqm approx
Agent Comments

Indicative Selling Price
\$875,000
Median House Price
23/10/2022 - 22/10/2023: \$750,000

Comparable Properties



14 Steele St CHEWTON 3451 (REI/VG)

Agent Comments

3 2 2

Price: \$925,000
Method: Private Sale
Date: 15/02/2023
Property Type: House
Land Size: 1020 sqm approx



155a Duke St CASTLEMAINE 3450 (REI)

Agent Comments

3 1 2

Price: \$880,000
Method: Private Sale
Date: 16/06/2023
Property Type: House
Land Size: 683 sqm approx



44 Montgomery St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 6

Price: \$831,000
Method: Private Sale
Date: 22/08/2023
Property Type: House
Land Size: 1496 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377