

# 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

106 Duke Street, 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 \$650,000

### Median sale price

Median price \$750,000

Property Type House

Suburb Castlemaine

Period - From 17/08/2022

to 16/08/2023

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	3 Merson St CASTLEMAINE 3450	\$691,000	28/06/2023
2	48a Ray St CASTLEMAINE 3450	\$655,000	21/06/2023
3	23 Mcgrath St CASTLEMAINE 3450	\$649,000	28/07/2023

**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:

17/08/2023 13:25



 3    2    2

**Property Type:** House

**Land Size:** 651 sqm approx

Agent Comments

## Comparable Properties



**3 Merson St CASTLEMAINE 3450 (REI)**

Agent Comments

 3    1    2

**Price:** \$691,000

**Method:** Private Sale

**Date:** 28/06/2023

**Property Type:** House

**Land Size:** 822 sqm approx



**48a Ray St CASTLEMAINE 3450 (REI/VG)**

Agent Comments

 3    2    3

**Price:** \$655,000

**Method:** Private Sale

**Date:** 21/06/2023

**Property Type:** House

**Land Size:** 580 sqm approx



**23 Mcgrath St CASTLEMAINE 3450 (REI)**

Agent Comments

 3    1    3

**Price:** \$649,000

**Method:** Private Sale

**Date:** 28/07/2023

**Property Type:** House

**Land Size:** 786 sqm approx