

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 12-14 Ray Street, Castlemaine Vic 3450
Including suburb or locality and postcode

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$739,500 Property Type House Suburb Castlemaine

Period - From 01/10/2022 to 30/09/2023 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 eighteen 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	12-14 Ray St CASTLEMAINE 3450	\$1,400,000	09/06/2022
2	8-12 Coulthard St CASTLEMAINE 3450	\$1,275,000	20/04/2023
3			

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 eighteen months.

This Statement of Information was prepared on: 26/10/2023 15:32

12-14 Ray Street, Castlemaine Vic 3450

**Jellis
Craig**

Carole Lenander
03 5472 1155
0401 472 346

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 5  2  6

Rooms: 10
Property Type: House
Land Size: 4477 sqm approx
Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

Year ending September 2023: \$739,500

Comparable Properties



12-14 Ray St CASTLEMAINE 3450 (REI)

Agent Comments

 5  2  6

Price: \$1,400,000
Method: Private Sale
Date: 09/06/2022
Property Type: House
Land Size: 4477 sqm approx



8-12 Coulthard St CASTLEMAINE 3450 (REI)

Agent Comments

 4  2  4

Price: \$1,275,000
Method: Private Sale
Date: 20/04/2023
Property Type: House
Land Size: 3950 sqm approx

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 eighteen months.

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



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