

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

13 Campbell Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$625,000

Median sale price

Median price \$765,000

Property Type House

Suburb Castlemaine

Period - From 12/04/2022

to 11/04/2023

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	7 Sarah Coopey La CASTLEMAINE 3450	\$670,000	01/04/2022
2	1 Campbell St CASTLEMAINE 3450	\$655,000	10/11/2022
3	151 Duke St CASTLEMAINE 3450	\$600,000	16/02/2022

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:

12/04/2023 16:24



3 1 2

Property Type: House
Land Size: 371 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$625,000

Median House Price
12/04/2022 - 11/04/2023: \$765,000

Comparable Properties



7 Sarah Coopey La CASTLEMAINE 3450 (REI/VG)

[Agent Comments](#)

2 2 -

Price: \$670,000
Method: Private Sale
Date: 01/04/2022
Property Type: House
Land Size: 738 sqm approx



1 Campbell St CASTLEMAINE 3450 (REI/VG)

[Agent Comments](#)

3 1 1

Price: \$655,000
Method: Private Sale
Date: 10/11/2022
Property Type: House
Land Size: 343 sqm approx



151 Duke St CASTLEMAINE 3450 (REI/VG)

[Agent Comments](#)

3 1 3

Price: \$600,000
Method: Private Sale
Date: 16/02/2022
Property Type: House
Land Size: 463 sqm approx