

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 18 Van Heurck Street, Castlemaine Vic 3450

Indicative selling price

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

Range between \$720,000 & \$770,000

Median sale price

Median price \$750,000 Property Type House Suburb Castlemaine

Period - From 05/09/2022 to 04/09/2023 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 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	44 Montgomery St CASTLEMAINE 3450	\$831,000	22/08/2023
2	13 Dick St CASTLEMAINE 3450	\$770,000	28/07/2023
3	8 Van Heurck St CASTLEMAINE 3450	\$765,000	23/01/2023

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: 05/09/2023 13:42



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Property Type: House (Previously Occupied - Detached)

Land Size: 809 sqm approx

Agent Comments

Indicative Selling Price

\$720,000 - \$770,000

Median House Price

05/09/2022 - 04/09/2023: \$750,000

Comparable Properties



44 Montgomery St CASTLEMAINE 3450 (REI)

Agent Comments

3 1 6

Price: \$831,000

Method: Private Sale

Date: 22/08/2023

Property Type: House

Land Size: 1496 sqm approx



13 Dick St CASTLEMAINE 3450 (REI)

Agent Comments

3 2 2

Price: \$770,000

Method: Private Sale

Date: 28/07/2023

Property Type: House

Land Size: 580 sqm approx



8 Van Heurck St CASTLEMAINE 3450 (VG)

Agent Comments

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Price: \$765,000

Method: Sale

Date: 23/01/2023

Property Type: House (Res)

Land Size: 725 sqm approx

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