

# 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

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

### Median sale price

Median price

Property Type

Suburb

Period - From

to

Source

### 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	2/17 Landseer St CASTLEMAINE 3450	\$535,000	08/03/2024
2	35 Johnstone St CASTLEMAINE 3450	\$515,000	24/04/2024
3	1/31 Berkeley St CASTLEMAINE 3450	\$498,000	30/10/2023

**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:



🛏 2   🚗 -   🚗

**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$479,000

**Median Unit Price**  
12/06/2023 - 11/06/2024: \$560,000

## Comparable Properties



**2/17 Landseer St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

🛏 2   🚗 1   🚗 1

**Price:** \$535,000  
**Method:** Private Sale  
**Date:** 08/03/2024  
**Property Type:** House  
**Land Size:** 418 sqm approx



**35 Johnstone St CASTLEMAINE 3450 (VG)**

**Agent Comments**

🛏 2   🚗 -   🚗 -

**Price:** \$515,000  
**Method:** Sale  
**Date:** 24/04/2024  
**Property Type:** House (Res)  
**Land Size:** 506 sqm approx



**1/31 Berkeley St CASTLEMAINE 3450 (REI/VG)** **Agent Comments**

🛏 2   🚗 1   🚗 1

**Price:** \$498,000  
**Method:** Private Sale  
**Date:** 30/10/2023  
**Property Type:** Unit