

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

3/57 Brown 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 \$560,000

Property Type Unit

Suburb Castlemaine

Period - From 13/06/2023

to 12/06/2024

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	5/15 Berkeley St CASTLEMAINE 3450	\$625,000	07/02/2024
2	1/28 Berkeley St CASTLEMAINE 3450	\$615,000	16/04/2024
3	1/37 Johnstone St CASTLEMAINE 3450	\$580,000	15/02/2024

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:

13/06/2024 14:07



Property Type: House
Land Size: 375 sqm approx
Agent Comments

Comparable Properties



5/15 Berkeley St CASTLEMAINE 3450 (REI/VG) Agent Comments



Price: \$625,000
Method: Private Sale
Date: 07/02/2024
Property Type: House
Land Size: 292 sqm approx

1/28 Berkeley St CASTLEMAINE 3450 (VG) Agent Comments



Price: \$615,000
Method: Sale
Date: 16/04/2024
Property Type: Flat/Unit/Apartment (Res)



1/37 Johnstone St CASTLEMAINE 3450 (REI/VG) Agent Comments



Price: \$580,000
Method: Private Sale
Date: 15/02/2024
Property Type: Unit
Land Size: 260 sqm approx