

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 Murphy Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$695,000

Median sale price

Median price \$740,000

Property Type House

Suburb Castlemaine

Period - From 15/08/2022

to 14/08/2023

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	122 Duke St CASTLEMAINE 3450	\$700,000	25/07/2022
2	48 Mcgrath St CASTLEMAINE 3450	\$690,000	30/03/2023
3	139a Duke St CASTLEMAINE 3450	\$590,000	16/12/2022

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:

15/08/2023 08:53



3 -

Property Type: House (Previously Occupied - Detached)

Land Size: 781 sqm approx

Agent Comments

Indicative Selling Price

\$695,000

Median House Price

15/08/2022 - 14/08/2023: \$740,000

Comparable Properties



122 Duke St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 3

Price: \$700,000

Method: Private Sale

Date: 25/07/2022

Property Type: House

Land Size: 925 sqm approx



48 Mcgrath St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 2

Price: \$690,000

Method: Private Sale

Date: 30/03/2023

Property Type: House

Land Size: 588 sqm approx



139a Duke St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 2

Price: \$590,000

Method: Private Sale

Date: 16/12/2022

Property Type: House

Land Size: 631 sqm approx

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