

# 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 33 Gingell Street, Castlemaine Vic 3450  
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 \$939,000

### Median sale price

Median price \$732,500

Property Type House

Suburb Castlemaine

Period - From 10/04/2023

to 09/04/2024

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	107b Gingell St CASTLEMAINE 3450	\$1,045,000	08/11/2023
2	3 Bowden St CASTLEMAINE 3450	\$945,000	02/11/2023
3	37 Bowden St CASTLEMAINE 3450	\$935,000	12/12/2023

**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:

10/04/2024 09:51



4   2   2

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 720 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$939,000  
**Median House Price**  
10/04/2023 - 09/04/2024: \$732,500

## Comparable Properties



**107b Gingell St CASTLEMAINE 3450 (REI/VG)**   **Agent Comments**

3   2   2

**Price:** \$1,045,000  
**Method:** Private Sale  
**Date:** 08/11/2023  
**Property Type:** House  
**Land Size:** 446 sqm approx



**3 Bowden St CASTLEMAINE 3450 (REI)**   **Agent Comments**

3   2   3

**Price:** \$945,000  
**Method:** Private Sale  
**Date:** 02/11/2023  
**Property Type:** House  
**Land Size:** 1282 sqm approx



**37 Bowden St CASTLEMAINE 3450 (REI/VG)**   **Agent Comments**

3   1   2

**Price:** \$935,000  
**Method:** Private Sale  
**Date:** 12/12/2023  
**Property Type:** House  
**Land Size:** 783 sqm approx