

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 34 Gaulton 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

Single price \$550,000

Median sale price

Median price \$750,000

Property Type House

Suburb Castlemaine

Period - From 27/11/2022

to 26/11/2023

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	11 North St CASTLEMAINE 3450	\$570,000	21/02/2023
2	5 Station St CAMPBELLS CREEK 3451	\$545,000	28/09/2023
3	3 Dalma Av CASTLEMAINE 3450	\$530,000	23/05/2023

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:

27/11/2023 16:36



3 2 2

Property Type: House
Land Size: 557 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$550,000

Median House Price
27/11/2022 - 26/11/2023: \$750,000

Comparable Properties



11 North St CASTLEMAINE 3450 (REI/VG)

[Agent Comments](#)

3 1 3

Price: \$570,000
Method: Private Sale
Date: 21/02/2023
Property Type: House
Land Size: 595 sqm approx



5 Station St CAMPBELLS CREEK 3451 (REI)

[Agent Comments](#)

3 1 2

Price: \$545,000
Method: Private Sale
Date: 28/09/2023
Property Type: House
Land Size: 593 sqm approx



3 Dalma Av CASTLEMAINE 3450 (REI/VG)

[Agent Comments](#)

3 1 4

Price: \$530,000
Method: Private Sale
Date: 23/05/2023
Property Type: House
Land Size: 688 sqm approx