

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

37 Ray Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$1,195,000

Median sale price

Median price \$730,000

Property Type House

Suburb Castlemaine

Period - From 08/04/2023

to 07/04/2024

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	12-14 Ray St CASTLEMAINE 3450	\$1,310,000	16/11/2023
2	72 Moscript St CAMPBELLS CREEK 3451	\$1,200,000	15/03/2024
3	12 Gaulton St CASTLEMAINE 3450	\$1,120,000	09/11/2023

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:

08/04/2024 15:48



Rooms: 6

Property Type: House

Land Size: 1220 sqm approx

Agent Comments

Comparable Properties



12-14 Ray St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$1,310,000

Method: Private Sale

Date: 16/11/2023

Property Type: House

Land Size: 4477 sqm approx



72 Moscript St CAMPBELLS CREEK 3451 (REI)

Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 15/03/2024

Property Type: House

Land Size: 3670 sqm approx



12 Gaulton St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$1,120,000

Method: Private Sale

Date: 09/11/2023

Property Type: House

Land Size: 1012 sqm approx