

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 37 Richards Road, 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 \$600,000

Median sale price

Median price \$735,000

Property Type House

Suburb Castlemaine

Period - From 01/04/2023

to 31/03/2024

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	3 Richards Rd CASTLEMAINE 3450	\$610,000	19/07/2023
2	3 Baird St CASTLEMAINE 3450	\$585,000	03/10/2023
3	11 ETTY St CASTLEMAINE 3450	\$580,000	13/12/2022

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:

29/05/2024 10:51



Rooms: 4

Property Type: House

Land Size: 846 sqm approx

Agent Comments

Comparable Properties



3 Richards Rd CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$610,000

Method: Private Sale

Date: 19/07/2023

Property Type: House

Land Size: 758 sqm approx



3 Baird St CASTLEMAINE 3450 (VG)

Agent Comments



Price: \$585,000

Method: Sale

Date: 03/10/2023

Property Type: House (Res)

Land Size: 1150 sqm approx



11 Etty St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 13/12/2022

Property Type: House

Land Size: 998 sqm approx