

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 4 Sheehan Court, 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 \$645,000

Median sale price

Median price \$750,000

Property Type House

Suburb Castlemaine

Period - From 18/08/2022

to 17/08/2023

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	75 Gingell St CASTLEMAINE 3450	\$702,500	01/08/2023
2	7 Masterson CI CASTLEMAINE 3450	\$685,000	08/07/2023
3	23 Mcgrath St CASTLEMAINE 3450	\$649,000	28/07/2023

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:

18/08/2023 15:29



 3  1  2

Property Type: Residential House

Land Size: 830 sqm approx

Agent Comments

Comparable Properties



75 Gingell St CASTLEMAINE 3450 (REI)

Agent Comments

 3  1  1

Price: \$702,500

Method: Private Sale

Date: 01/08/2023

Property Type: House



7 Masterson Cl CASTLEMAINE 3450 (REI)

Agent Comments

 4  2  2

Price: \$685,000

Method: Private Sale

Date: 08/07/2023

Property Type: House

Land Size: 507 sqm approx



23 Mcgrath St CASTLEMAINE 3450 (REI)

Agent Comments

 3  1  3

Price: \$649,000

Method: Private Sale

Date: 28/07/2023

Property Type: House

Land Size: 786 sqm approx