

# 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

40 North Street, Castlemaine Vic 3450

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$795,000 & \$825,000

### Median sale price

Median price \$739,500 Property Type House Suburb Castlemaine

Period - From 01/10/2022 to 30/09/2023 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	12 Douglas Cr CASTLEMAINE 3450	\$830,000	29/03/2023
2	1 Goldsmith Cr CASTLEMAINE 3450	\$825,000	11/02/2023
3	21 North St CASTLEMAINE 3450	\$760,000	14/04/2023

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:

04/11/2023 07:42



**Rooms:** 5  
**Property Type:** House  
**Land Size:** 416 sqm approx  
**Agent Comments**

## Comparable Properties



**12 Douglas Cr CASTLEMAINE 3450 (REI/VG)** **Agent Comments**



**Price:** \$830,000  
**Method:** Private Sale  
**Date:** 29/03/2023  
**Property Type:** House  
**Land Size:** 658 sqm approx



**1 Goldsmith Cr CASTLEMAINE 3450 (REI/VG)** **Agent Comments**



**Price:** \$825,000  
**Method:** Private Sale  
**Date:** 11/02/2023  
**Property Type:** House  
**Land Size:** 560 sqm approx



**21 North St CASTLEMAINE 3450 (REI/VG)** **Agent Comments**



**Price:** \$760,000  
**Method:** Private Sale  
**Date:** 14/04/2023  
**Property Type:** House  
**Land Size:** 850 sqm approx