

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

42 Elizabeth Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$745,000

Median sale price

Median price \$740,000

Property Type House

Suburb Castlemaine

Period - From 01/01/2023

to 31/12/2023

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	6 Roalies PI CAMPBELLS CREEK 3451	\$745,000	04/01/2024
2	52c Ray St CASTLEMAINE 3450	\$735,000	20/10/2023
3	58 Elizabeth St CASTLEMAINE 3450	\$655,000	27/09/2023

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:

01/04/2024 09:11



2 1 3

Property Type: House
Land Size: 1170 sqm approx
Agent Comments

Indicative Selling Price
\$745,000
Median House Price
Year ending December 2023: \$740,000

Comparable Properties



6 Roalies PI CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

3 2 2

Price: \$745,000
Method: Private Sale
Date: 04/01/2024
Property Type: House
Land Size: 526 sqm approx



52c Ray St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 1 2

Price: \$735,000
Method: Private Sale
Date: 20/10/2023
Property Type: House
Land Size: 382 sqm approx



58 Elizabeth St CASTLEMAINE 3450 (REI)

Agent Comments

3 1 2

Price: \$655,000
Method: Private Sale
Date: 27/09/2023
Property Type: House
Land Size: 801 sqm approx

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172