# 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

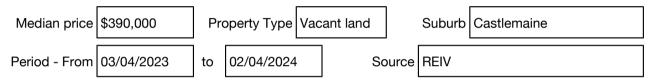
5 Gaffney Street, Castlemaine Vic 3450

#### Indicative selling price

	ee consumer.vic.gov.	

Single price \$599,000

#### Median sale price



## 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	103 Main Rd CAMPBELLS CREEK 3451	\$615,000	28/03/2024
2	6 Charles St CASTLEMAINE 3450	\$600,000	21/12/2023
3	34 Gaulton St CASTLEMAINE 3450	\$540,000	05/12/2023

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:

03/04/2024 14:42



5 Gaffney Street, Castlemaine Vic 3450







**Property Type:** Residential House **Land Size:** 536 sqm approx Agent Comments Jeremy Bottomley 03 5472 1155 0433 772 033 jeremybottomley@jelliscraig.com.au

> Indicative Selling Price \$599,000 Median Land Price 03/04/2023 - 02/04/2024: \$390,000

# **Comparable Properties**



103 Main Rd CAMPBELLS CREEK 3451 (REI) Agent Comments



Price: \$615,000 Method: Private Sale Date: 28/03/2024 Property Type: House Land Size: 1010 sqm approx



6 Charles St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$600,000 Method: Private Sale Date: 21/12/2023 Property Type: House Land Size: 772 sqm approx



34 Gaulton St CASTLEMAINE 3450 (REI/VG) Agent Comments



Price: \$540,000 Method: Private Sale Date: 05/12/2023 Property Type: House Land Size: 557 sqm approx

#### Account - Jellis Craig | P: 03 5472 1155 | F: 03 5472 3087



propertydata com.au reproduct will consti does not v any perso

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.