

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 5 Gaffney Street, 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 \$599,000

Median sale price

Median price \$390,000

Property Type Vacant land

Suburb Castlemaine

Period - From 03/04/2023

to 02/04/2024

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	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

**Jellis
Craig**

Jeremy Bottomley

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Indicative Selling Price

\$599,000

Median Land Price

03/04/2023 - 02/04/2024: \$390,000



2 1 2

Property Type: Residential House

Land Size: 536 sqm approx

Agent Comments

Comparable Properties



103 Main Rd CAMPBELLS CREEK 3451 (REI) Agent Comments

3 1 2

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

3 1 2

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

3 2 2

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



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