

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 58 Kennedy 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

Range between \$645,000 & \$675,000

Median sale price

Median price \$735,000 Property Type House Suburb Castlemaine

Period - From 01/04/2023 to 31/03/2024 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	47 Gingell St CASTLEMAINE 3450	\$685,000	20/03/2024
2	44 Mcgrath St CASTLEMAINE 3450	\$620,000	22/03/2024
3	13 Berkeley St CASTLEMAINE 3450	\$590,000	17/01/2024

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: 15/04/2024 13:48



Property Type: House (Previously Occupied - Detached)
Land Size: 318 sqm approx
Agent Comments

Indicative Selling Price

\$645,000 - \$675,000

Median House Price

Year ending March 2024: \$735,000

Comparable Properties



47 Gingell St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$685,000
Method: Private Sale
Date: 20/03/2024
Property Type: House
Land Size: 543 sqm approx



44 Mcgrath St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 22/03/2024
Property Type: House
Land Size: 439 sqm approx



13 Berkeley St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$590,000
Method: Private Sale
Date: 17/01/2024
Property Type: House
Land Size: 521 sqm approx