## Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 58 Kennedy Street, Castlemaine Vic 3450

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$645,000		&		\$675,000	C			
Median sale price									
Median price	\$735,000	Pro	operty Type	Hou	se		Suburb	Castlemaine	
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ad	dress 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 Andrew Turley 03 5472 1155 0428 129 469 andrewturley@jelliscraig.com.au

Indicative Selling Price \$645,000 - \$675,000 Median House Price Year ending March 2024: \$735,000

# **Comparable Properties**



47 Gingell St CASTLEMAINE 3450 (REI)



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

Agent Comments

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)

44 Mcgrath St CASTLEMAINE 3450 (REI)

έα).



Agent Comments



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

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

propertydata



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.