

## 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 and  
postcode

59 NOSS RETREAT ROAD CASTERTON VIC 3311

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$420,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$277,500

Property type

House

Suburb

Casterton

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### 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

40-46 MITCHELL STREET CASTERTON VIC 3311	\$589,000	05-May-23
628 CASTERTON-EDENHOPE ROAD WANDO VALE VIC 3312	\$420,000	08-Mar-24
157 BAHGALLAH ROAD CASTERTON VIC 3311	\$695,000	28-Jun-23

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: 29 May 2024

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**40-46 MITCHELL STREET  
CASTERTON VIC 3311**

3 1 4

Sold Price **\$589,000** Sold Date **05-May-23**

Distance **1.75km**



**628 CASTERTON-EDENHOPE  
ROAD WANDO VALE VIC 3312**

- - -

Sold Price **\$420,000** Sold Date **08-Mar-24**

Distance **7.98km**



**157 BAHGALLAH ROAD  
CASTERTON VIC 3311**

4 2 7

Sold Price **\$695,000** Sold Date **28-Jun-23**

Distance **2.53km**

RS = Recent sale      UN = Undisclosed Sale

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