

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

6 Charles Street, Castlemaine Vic 3450

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$649,000

Median sale price

Median price \$750,000

Property Type House

Suburb Castlemaine

Period - From 27/10/2022

to 26/10/2023

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	58 Elizabeth St CASTLEMAINE 3450	\$655,000	27/09/2023
2	28 Ray St CASTLEMAINE 3450	\$630,000	03/10/2023
3	17 Charles St CASTLEMAINE 3450	\$595,000	07/10/2023

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:

27/10/2023 15:41



 3  1  2

Property Type: Residential House

Land Size: 772 sqm approx

Agent Comments

Comparable Properties



58 Elizabeth St CASTLEMAINE 3450 (REI)

Agent Comments

 3  1  2

Price: \$655,000

Method: Private Sale

Date: 27/09/2023

Property Type: House

Land Size: 801 sqm approx



28 Ray St CASTLEMAINE 3450 (REI)

Agent Comments

 3  1  2

Price: \$630,000

Method: Private Sale

Date: 03/10/2023

Property Type: House

Land Size: 622 sqm approx



17 Charles St CASTLEMAINE 3450 (REI)

Agent Comments

 3  1  2

Price: \$595,000

Method: Private Sale

Date: 07/10/2023

Property Type: House

Land Size: 765 sqm approx