

# 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

60 William Street, Castlemaine Vic 3450

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$865,000

### Median sale price

Median price \$740,000

Property Type House

Suburb Castlemaine

Period - From 28/02/2023

to 27/02/2024

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	37 Bowden St CASTLEMAINE 3450	\$935,000	12/12/2023
2	10 Montgomery St CASTLEMAINE 3450	\$846,000	25/01/2024
3	7 Baird St CASTLEMAINE 3450	\$820,000	02/02/2024

**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:

28/02/2024 13:23



3 1 1

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 620 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$865,000

**Median House Price**  
28/02/2023 - 27/02/2024: \$740,000

## Comparable Properties



**37 Bowden St CASTLEMAINE 3450 (REI/VG)** **Agent Comments**

3 1 2

**Price:** \$935,000  
**Method:** Private Sale  
**Date:** 12/12/2023  
**Property Type:** House  
**Land Size:** 783 sqm approx



**10 Montgomery St CASTLEMAINE 3450 (REI)** **Agent Comments**

3 1 2

**Price:** \$846,000  
**Method:** Private Sale  
**Date:** 25/01/2024  
**Property Type:** House  
**Land Size:** 898 sqm approx



**7 Baird St CASTLEMAINE 3450 (REI)** **Agent Comments**

3 2 2

**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 02/02/2024  
**Property Type:** House  
**Land Size:** 1261 sqm approx