

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

61 Fletcher Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$14,000,000

Median sale price

Median price \$750,000

Property Type House

Suburb Castlemaine

Period - From 09/11/2022

to 08/11/2023

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	3a Wheeler St CASTLEMAINE 3450	\$1,450,000	08/12/2022
2	97 Lyttleton St CASTLEMAINE 3450	\$1,345,000	01/09/2023
3	6 Hunter St CASTLEMAINE 3450	\$1,300,000	06/12/2022

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:

09/11/2023 09:13



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  1
 

Property Type:
 Divorce/Estate/Family Transfers
Land Size: 1012 sqm approx
 Agent Comments

Indicative Selling Price
 \$14,000,000

Median House Price
 09/11/2022 - 08/11/2023: \$750,000

Comparable Properties



3a Wheeler St CASTLEMAINE 3450 (VG)

Agent Comments

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Price: \$1,450,000
Method: Sale
Date: 08/12/2022
Property Type: House (Res)
Land Size: 727 sqm approx



97 Lyttleton St CASTLEMAINE 3450 (REI)

Agent Comments

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  2

Price: \$1,345,000
Method: Private Sale
Date: 01/09/2023
Property Type: House
Land Size: 505 sqm approx



6 Hunter St CASTLEMAINE 3450 (REI/VG)

Agent Comments

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  2
  2

Price: \$1,300,000
Method: Private Sale
Date: 06/12/2022
Property Type: House
Land Size: 1023 sqm approx

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172