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

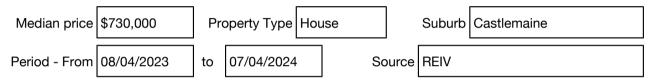
65 Brown Street, Castlemaine Vic 3450

Indicative selling price

For the meaning of this		

Single price \$749,000

Median sale price



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	4 Maltby Dr CASTLEMAINE 3450	\$730,000	30/11/2023
2	1 Lawson Pde CASTLEMAINE 3450	\$710,000	13/12/2023
3	4 Sheehan Ct CASTLEMAINE 3450	\$650,000	28/08/2023

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:

08/04/2024 10:27









Rooms: 3 Property Type: House Land Size: 560 sqm approx Agent Comments Indicative Selling Price \$749,000 Median House Price 08/04/2023 - 07/04/2024: \$730,000

Comparable Properties



 3
 2
 2
 2

 Price: \$730,000
 Method: Private Sale

4 Maltby Dr CASTLEMAINE 3450 (REI/VG)



Agent Comments



1 Lawson Pde CASTLEMAINE 3450 (REI/VG) Agent Comments



Price: \$710,000 Method: Private Sale Date: 13/12/2023 Property Type: House Land Size: 930 sqm approx



4 Sheehan Ct CASTLEMAINE 3450 (REI/VG)

6 2

Agent Comments

Price: \$650,000 Method: Private Sale Date: 28/08/2023 Property Type: House Land Size: 830 sqm approx

- 3

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

propertydata



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