

# 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

72 Fletcher 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)

Range between

\$650,000

&

\$689,000

### Median sale price

Median price

\$740,000

Property Type

House

Suburb

Castlemaine

Period - From

03/07/2023

to

02/07/2024

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	75 Gingell St CASTLEMAINE 3450	\$702,500	01/08/2023
2	47 Gingell St CASTLEMAINE 3450	\$685,000	20/03/2024
3	3 Murphy St CASTLEMAINE 3450	\$655,000	15/11/2023

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:

03/07/2024 15:49