

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 8 Prendergast Street, Castlemaine Vic 3450

Indicative selling price

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

Range between \$740,000 & \$760,000

Median sale price

Median price \$731,250 Property Type House Suburb Castlemaine

Period - From 01/07/2022 to 30/06/2023 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	8 Van Heurck St CASTLEMAINE 3450	\$765,000	23/01/2023
2	52 Greenhill Av CASTLEMAINE 3450	\$732,500	05/12/2022
3	9 Treasure St CASTLEMAINE 3450	\$720,000	11/05/2022

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: 21/07/2023 11:05