

# 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

### Indicative selling price

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

Single price

### Median sale price

Median price

Property Type

Suburb

Period - From

to

Source

### 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	18 Van Heurck St CASTLEMAINE 3450	\$660,000	27/11/2023
2	173 Main Rd CAMPBELLS CREEK 3451	\$630,000	03/05/2024
3	5 Gaffney St CASTLEMAINE 3450	\$595,000	30/04/2024

**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:



**Property Type:** Residential House

**Land Size:** 431 sqm approx

Agent Comments

## Comparable Properties



**18 Van Heurck St CASTLEMAINE 3450 (REI/VG)**

Agent Comments



**Price:** \$660,000

**Method:** Private Sale

**Date:** 27/11/2023

**Property Type:** House

**Land Size:** 845 sqm approx



**173 Main Rd CAMPBELLS CREEK 3451 (REI)**

Agent Comments



**Price:** \$630,000

**Method:** Private Sale

**Date:** 03/05/2024

**Property Type:** House

**Land Size:** 736 sqm approx



**5 Gaffney St CASTLEMAINE 3450 (REI)**

Agent Comments



**Price:** \$595,000

**Method:** Private Sale

**Date:** 30/04/2024

**Property Type:** House

**Land Size:** 536 sqm approx