

# 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 93 Duke Street, Castlemaine Vic 3450  
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 \$685,000

### Median sale price

Median price \$740,000

Property Type House

Suburb Castlemaine

Period - From 01/01/2023

to 31/12/2023

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	3/30 Wheeler St CASTLEMAINE 3450	\$695,000	28/04/2023
2	62a Duke St CASTLEMAINE 3450	\$645,000	23/05/2023
3	106 Duke St CASTLEMAINE 3450	\$635,000	28/09/2023

**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:

09/02/2024 17:13



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1160 sqm approx

Agent Comments

## Comparable Properties



**3/30 Wheeler St CASTLEMAINE 3450 (REI/VG)** Agent Comments



**Price:** \$695,000

**Method:** Private Sale

**Date:** 28/04/2023

**Property Type:** House

**Land Size:** 405 sqm approx



**62a Duke St CASTLEMAINE 3450 (REI/VG)** Agent Comments



**Price:** \$645,000

**Method:** Private Sale

**Date:** 23/05/2023

**Property Type:** House

**Land Size:** 462 sqm approx



**106 Duke St CASTLEMAINE 3450 (REI)** Agent Comments



**Price:** \$635,000

**Method:** Private Sale

**Date:** 28/09/2023

**Property Type:** House

**Land Size:** 651 sqm approx