

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 95b Forest 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

Range between \$640,000 & \$675,000

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	111 Gingell St CASTLEMAINE 3450	\$680,000	19/04/2023
2	124 Duke St CASTLEMAINE 3450	\$650,000	03/11/2023
3	4/12 Saint St CASTLEMAINE 3450	\$612,000	13/06/2023

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: 19/01/2024 10:23



Rooms: 5

Property Type: house

Land Size: 259 m2 sqm approx

Agent Comments

Comparable Properties



111 Gingell St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$680,000

Method: Private Sale

Date: 19/04/2023

Property Type: House

Land Size: 706 sqm approx



124 Duke St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 03/11/2023

Property Type: House

Land Size: 650 sqm approx



4/12 Saint St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$612,000

Method: Private Sale

Date: 13/06/2023

Property Type: House

Land Size: 260 sqm approx