

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 and
postcode

55 ADDISON STREET CASTERTON VIC 3311

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$260,000

&

\$280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$340,000

Property type

House

Suburb

Casterton

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

67 JACKSON STREET CASTERTON VIC 3311	\$260,000	22-Apr-25
26 PEACHEY STREET CASTERTON VIC 3311	\$250,000	04-Feb-25
9 ADDISON STREET CASTERTON VIC 3311	\$250,000	05-Sep-24

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.~~

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**67 JACKSON STREET CASTERTON
VIC 3311**

Sold Price

^{RS} **\$260,000**

Sold Date

22-Apr-25

3 1 3

Distance

0.38km



**26 PEACHEY STREET CASTERTON
VIC 3311**

Sold Price

\$250,000

Sold Date

04-Feb-25

3 1 4

Distance

0.84km



**9 ADDISON STREET CASTERTON
VIC 3311**

Sold Price

Sold Date

05-Sep-24

2 1 4

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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