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

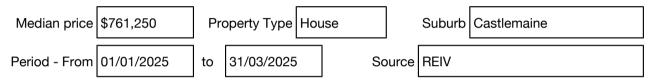
18 Brown Street, Castlemaine Vic 3450

Indicative selling price

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Single price \$1,145,000

Median sale price



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.

Add	dress of comparable property	Price	Date of sale
1	9 Saint St CASTLEMAINE 3450	\$1,220,000	22/01/2025
2	29a Brown St CASTLEMAINE 3450	\$1,050,000	26/09/2024
3	37 Ray St CASTLEMAINE 3450	\$1,050,000	23/09/2024

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:

04/07/2025 16:59









Property Type: House Land Size: 2316 sqm approx Agent Comments

Indicative Selling Price \$1,145,000 **Median House Price** March guarter 2025: \$761,250

Comparable Properties



Price: \$1,220,000 Method: Private Sale Date: 22/01/2025 Property Type: House Land Size: 1019 sqm approx

9 Saint St CASTLEMAINE 3450 (REI/VG)

1

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Agent Comments



29a Brown St CASTLEMAINE 3450 (REI/VG)



Price: \$1,050,000 Method: Private Sale Date: 26/09/2024



Property Type: House Land Size: 1610 sqm approx



Agent Comments

Agent Comments

Price: \$1,050,000 Method: Private Sale Date: 23/09/2024 Property Type: House Land Size: 1242 sqm approx

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172



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