## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

**Price** 

Property offered for sale
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Address	2 Pleasant 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

Single price \$785,000

#### Median sale price

Median price \$725,00	0 Pro	operty Type H	ouse	Sub	ourb Cas	stlemaine
Period - From 23/06/20	024 to	22/06/2025	So	urce	perty Da	ta

#### 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

1	69 Templeton St CASTLEMAINE 3450	\$730,000	04/06/2025
2	7-9 Doveton St CASTLEMAINE 3450	\$797,000	05/12/2024
3	45 Bull St CASTLEMAINE 3450	\$734,000	03/07/2024

#### 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:	23/06/2025 14:07



Date of sale







Indicative Selling Price \$785,000 Median House Price 23/06/2024 - 22/06/2025: \$725,000

# Comparable Properties



69 Templeton St CASTLEMAINE 3450 (REI)

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Price: \$730,000 Method: Private Sale Date: 04/06/2025 Property Type: House Land Size: 508 sqm approx **Agent Comments** 



7-9 Doveton St CASTLEMAINE 3450 (REI)

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Agent Comments

Price: \$797,000 Method: Private Sale Date: 05/12/2024 Property Type: House Land Size: 301 sqm approx



45 Bull St CASTLEMAINE 3450 (REI/VG)

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Price: \$734,000 Method: Private Sale Date: 03/07/2024 Property Type: House Land Size: 493 sqm approx Agent Comments

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





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