

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

8 Camp Crescent, Castlemaine Vic 3450

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

**Median sale price**

Median price \$656,000 Property Type House Suburb Castlemaine

Period - From 01/01/2021 to 31/03/2021 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	27 Brown St CASTLEMAINE 3450	\$1,110,000	01/07/2021
2	17 Wimble St CASTLEMAINE 3450	\$1,053,000	16/03/2021
3	41 Farnsworth St CASTLEMAINE 3450	\$927,000	04/03/2021

**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:

14/07/2021 13:54



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 1484 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
March quarter 2021: \$656,000

## Comparable Properties



**27 Brown St CASTLEMAINE 3450 (REI)**

**Agent Comments**



**Price:** \$1,110,000  
**Method:** Private Sale  
**Date:** 01/07/2021  
**Property Type:** House  
**Land Size:** 1517 sqm approx



**17 Wimble St CASTLEMAINE 3450 (REI)**

**Agent Comments**



**Price:** \$1,053,000  
**Method:** Private Sale  
**Date:** 16/03/2021  
**Property Type:** House  
**Land Size:** 1051 sqm approx



**41 Farnsworth St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**



**Price:** \$927,000  
**Method:** Private Sale  
**Date:** 04/03/2021  
**Property Type:** House  
**Land Size:** 942 sqm approx