

## 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

6 MT GAMBIER ROAD CASTERTON VIC 3311

### Indicative selling price

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

Single Price

\$110,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$270,000

Property type

House

Suburb

Casterton

Period-from

01 Oct 2022

to

30 Sep 2023

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
25 GEORGE STREET CASTERTON VIC 3311	\$120,000	24-Feb-23
11-15 FLYNN STREET CASTERTON VIC 3311	\$80,000	16-Nov-22
32 ROBERTS STREET CASTERTON VIC 3311	\$139,500	07-Jun-22

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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**25 GEORGE STREET CASTERTON  
VIC 3311**

Sold Price **\$120,000** Sold Date **24-Feb-23**

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Distance **0.56km**



**11-15 FLYNN STREET CASTERTON  
VIC 3311**

Sold Price **\$80,000** Sold Date **16-Nov-22**

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Distance **0.52km**



**32 ROBERTS STREET CASTERTON  
VIC 3311**

Sold Price **\$139,500** Sold Date **07-Jun-22**

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Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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