

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	62. ADDISON STREET CASTERTON VIC 3311
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Indicative selling price

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

Single Price	\$410,000	or range between	&
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$300,000	Property type	House	Suburb	Casterton
Period-from	01 Jun 2022	to	31 May 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
212 HENTY STREET CASTERTON VIC 3311	\$370,000	03-Mar-23
12 MILLER STREET CASTERTON VIC 3311	\$370,000	13-Feb-23
102 JACKSON STREET CASTERTON VIC 3311	\$405,000	06-Feb-23

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: 08 June 2023



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**212 HENTY STREET CASTERTON
VIC 3311**

3 1 1

Sold Price **\$370,000** Sold Date **03-Mar-23**

Distance **0.23km**



**12 MILLER STREET CASTERTON
VIC 3311**

3 2 2

Sold Price Sold Date **13-Feb-23**

Distance **0.24km**



**102 JACKSON STREET
CASTERTON VIC 3311**

3 2 3

Sold Price **\$405,000** Sold Date **06-Feb-23**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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