

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

187 HENTY STREET CASTERTON VIC 3311

Indicative selling price

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

Single Price

or range
between

\$300,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$288,750

Property type

House

Suburb

Casterton

Period-from

01 Mar 2024

to

28 Feb 2025

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

38 SHIELDS TERRACE CASTERTON VIC 3311	\$315,000	18-Oct-24
5960 PORTLAND-CASTERTON ROAD SANDFORD VIC 3312	\$290,000	22-Jan-25
8 JACKSON STREET CASTERTON VIC 3311	\$340,000	16-Jul-24

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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**38 SHIELDS TERRACE CASTERTON
VIC 3311**

2 1 2

Sold Price **\$315,000** Sold Date **18-Oct-24**

Distance **1.42km**



**5960 PORTLAND-CASTERTON
ROAD SANDFORD VIC 3312**

3 1 2

Sold Price ^{RS} **\$290,000** ^{UN} Sold Date **22-Jan-25**

Distance **4.9km**



**8 JACKSON STREET CASTERTON
VIC 3311**

3 1 2

Sold Price **\$340,000** Sold Date **16-Jul-24**

Distance **0.6km**

RS = Recent sale **UN** = Undisclosed Sale

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