

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

13 CARMICHAEL 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

\$250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

House

Suburb

Casterton

Period-from

01 Jun 2024

to

31 May 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

19 CARMICHAEL STREET CASTERTON VIC 3311	\$278,000	11-Apr-25
26 PEACHEY STREET CASTERTON VIC 3311	\$250,000	04-Feb-25
39 RUSSELL STREET CASTERTON VIC 3311	\$250,000	08-May-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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**19 CARMICHAEL STREET
CASTERTON VIC 3311**

1 1 3

Sold Price **\$278,000** Sold Date **11-Apr-25**

Distance **0.07km**



**26 PEACHEY STREET CASTERTON
VIC 3311**

3 1 4

Sold Price **\$250,000** Sold Date **04-Feb-25**

Distance **0.1km**

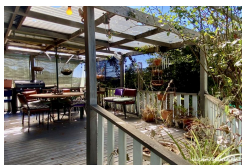


**39 RUSSELL STREET CASTERTON
VIC 3311**

2 1 2

Sold Price Sold Date **08-May-24**

Distance **0.21km**



**14 STARK STREET CASTERTON VIC
3311**

2 1 -

Sold Price ^{RS} **\$240,000** Sold Date **26-May-25**

Distance **0.58km**

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

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