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**Rooms:**  
**Property Type:** Unit  
**Land Size:** 500 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$429,000  
**Median House Price**  
 Year ending June 2017: \$455,000

## Comparable Properties



**5 Forest St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

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**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 30/03/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 500 sqm approx



**44a Mcgrath St CASTLEMAINE 3450 (VG)**

**Agent Comments**

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**Price:** \$439,000  
**Method:** Sale  
**Date:** 27/06/2016  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 775 sqm approx



**30a Bowden St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

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**Price:** \$430,000  
**Method:** Private Sale  
**Date:** 08/09/2016  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 500 sqm approx

## 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

61a Duke Street, Castlemaine Vic 3450

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

Single price \$429,000

**Median sale price**

Median price \$455,000

House

X

Suburb or locality

Castlemaine

Period - From 01/07/2016

to

30/06/2017

Source REIV

**Comparable property sales**

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
5 Forest St CASTLEMAINE 3450	\$450,000	30/03/2017
44a Mcgrath St CASTLEMAINE 3450	\$439,000	27/06/2016
30a Bowden St CASTLEMAINE 3450	\$430,000	08/09/2016