

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

4/1a Saint Street, Castlemaine Vic 3450

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$449,000

Median sale price

Median price

\$380,000

House

Unit

X

Suburb or locality

Castlemaine

Period - From

01/10/2017

to

30/09/2018

Source

REIV

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 eighteen 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
1	2/30 Wheeler St CASTLEMAINE 3450	\$445,000	30/04/2018
2	4/6 Maltby Dr CASTLEMAINE 3450	\$439,000	30/11/2018
3	2/30 Saint St CASTLEMAINE 3450	\$394,000	22/11/2018

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 eighteen months.~~

4/1a Saint Street, Castlemaine Vic 3450



Rooms:
Property Type: Retirement Village
Individual Flat/Unit
Agent Comments

Indicative Selling Price
\$449,000
Median Unit Price
Year ending September 2018: \$380,000

Comparable Properties



2/30 Wheeler St CASTLEMAINE 3450 (REI/VG) **Agent Comments**



Price: \$445,000
Method: Private Sale
Date: 30/04/2018
Rooms: 3
Property Type: House
Land Size: 270 sqm approx



4/6 Maltby Dr CASTLEMAINE 3450 (REI/VG) **Agent Comments**



Price: \$439,000
Method: Private Sale
Date: 30/11/2018
Rooms: -
Property Type: Townhouse (Single)
Land Size: 398 sqm approx



2/30 Saint St CASTLEMAINE 3450 (REI/VG) **Agent Comments**



Price: \$394,000
Method: Private Sale
Date: 22/11/2018
Rooms: 3
Property Type: Unit
Land Size: 215 sqm approx