

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/268 Barker Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$559,000

Median sale price

Median price \$579,000

Property Type House

Suburb Castlemaine

Period - From 01/01/2020

to 31/12/2020

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	295 Barker St CASTLEMAINE 3450	\$580,000	07/11/2020
2	19 Urquhart St CASTLEMAINE 3450	\$553,000	11/11/2020
3	19 Myring St CASTLEMAINE 3450	\$540,000	11/11/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

02/03/2021 15:40



4 bedrooms - 1 car

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$559,000

Median House Price
Year ending December 2020: \$579,000

Comparable Properties



295 Barker St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 bedrooms - 1 car

Price: \$580,000
Method: Private Sale
Date: 07/11/2020
Property Type: House
Land Size: 441 sqm approx



19 Urquhart St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 bedrooms - 2 cars

Price: \$553,000
Method: Private Sale
Date: 11/11/2020
Property Type: House
Land Size: 377 sqm approx



19 Myring St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 bedrooms - 1 car

Price: \$540,000
Method: Private Sale
Date: 11/11/2020
Property Type: House
Land Size: 546 sqm approx