

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

10 Adams Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$495,000

Median sale price

Median price \$471,000 House ☒ Unit ☐ Suburb or locality Castlemaine

Period - From 01/04/2017 to 31/03/2018 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	17 Duke St CASTLEMAINE 3450	\$519,000	10/04/2018
2	20 Montgomery St CASTLEMAINE 3450	\$515,000	26/02/2018
3	5 Britton St CASTLEMAINE 3450	\$490,000	13/02/2018

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.



2 1 1

Rooms:

Property Type: House

Land Size: 820 sqm approx

Agent Comments

Comparable Properties



17 Duke St CASTLEMAINE 3450 (REI)

Agent Comments

4 1 1

Price: \$519,000

Method: Private Sale

Date: 10/04/2018

Rooms: 6

Property Type: House



20 Montgomery St CASTLEMAINE 3450 (REI)

Agent Comments

3 1 1

Price: \$515,000

Method: Private Sale

Date: 26/02/2018

Rooms: -

Property Type: House



5 Britton St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 1

Price: \$490,000

Method: Private Sale

Date: 13/02/2018

Rooms: -

Property Type: House

Land Size: 1010 sqm approx