

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

26 Andrew Street, Castlemaine Vic 3450

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000

&

\$825,000

Median sale price

Median price \$510,000

House

X

Unit

Suburb or locality

Castlemaine

Period - From 01/01/2018

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	6 Andrew St CASTLEMAINE 3450	\$725,000	09/12/2016
2	50 Bowden St CASTLEMAINE 3450	\$710,000	19/04/2018
3	53 Fletcher St CASTLEMAINE 3450	\$692,000	06/02/2018

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.



3 1 4

Rooms: 6

Property Type: House (Res)

Land Size: 1446 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$825,000

Median House Price

March quarter 2018: \$510,000

Comparable Properties



6 Andrew St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 2 -

Price: \$725,000

Method: Private Sale

Date: 09/12/2016

Rooms: 5

Property Type: House

Land Size: 1212 sqm approx

50 Bowden St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 2

Price: \$710,000

Method: Private Sale

Date: 19/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 800 sqm approx



53 Fletcher St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 1

Price: \$692,000

Method: Private Sale

Date: 06/02/2018

Rooms: -

Property Type: House

Land Size: 1012 sqm approx