

# 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

198 Hargraves 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

\$589,000

### Median sale price

Median price

\$656,000

Property Type

House

Suburb

Castlemaine

Period - From

01/01/2021

to

31/03/2021

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 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
1	19 Urquhart St CASTLEMAINE 3450	\$553,000	11/11/2020
2	31a Doveton St CASTLEMAINE 3450	\$545,000	10/12/2020
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 five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

17/05/2021 15:48



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**Rooms:** 4  
**Property Type:** House  
**Land Size:** 732 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$589,000

**Median House Price**  
March quarter 2021: \$656,000

## Comparable Properties



**19 Urquhart St CASTLEMAINE 3450 (REI/VG)** **Agent Comments**

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

**31a Doveton St CASTLEMAINE 3450 (VG)** **Agent Comments**

3 - -

**Price:** \$545,000  
**Method:** Sale  
**Date:** 10/12/2020  
**Property Type:** House (Res)  
**Land Size:** 506 sqm approx



**19 Myring St CASTLEMAINE 3450 (REI/VG)** **Agent Comments**

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