

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

44a Mcgrath Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$720,000

Median sale price

Median price \$620,000

Property Type House

Suburb Castlemaine

Period - From 01/10/2020

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	8 Roderick St CASTLEMAINE 3450	\$681,700	16/02/2021
2	89 Duke St CASTLEMAINE 3450	\$665,000	12/03/2021
3	22 Yeats St CASTLEMAINE 3450	\$652,000	08/02/2021

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:

13/04/2021 09:57



3 -

Property Type: House (Res)

Land Size: 775 sqm approx

Agent Comments

Indicative Selling Price

\$720,000

Median House Price

December quarter 2020: \$620,000

Comparable Properties



8 Roderick St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 1 2

Price: \$681,700

Method: Private Sale

Date: 16/02/2021

Property Type: House

Land Size: 890 sqm approx



89 Duke St CASTLEMAINE 3450 (REI)

Agent Comments

3 1 3

Price: \$665,000

Method: Private Sale

Date: 12/03/2021

Property Type: House

Land Size: 1029 sqm approx



22 Yeats St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 3

Price: \$652,000

Method: Private Sale

Date: 08/02/2021

Property Type: House

Land Size: 1011 sqm approx