

# 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

281 Barker 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

\$469,000

### Median sale price

Median price

\$493,500

Property Type

House

Suburb

Castlemaine

Period - From

01/07/2019

to

30/09/2019

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	261 Barker St CASTLEMAINE 3450	\$500,000	07/12/2018
2	10 Adams St CASTLEMAINE 3450	\$495,000	12/06/2018
3	19 Hunter St CASTLEMAINE 3450	\$420,000	16/07/2019

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:

25/10/2019 09:58



 3  2  0

**Rooms:** 6

**Property Type:** House

**Land Size:** 550 sqm approx

Agent Comments

## Comparable Properties



**261 Barker St CASTLEMAINE 3450 (REI/VG)**

Agent Comments

 3  1  2

**Price:** \$500,000

**Method:** Private Sale

**Date:** 07/12/2018

**Property Type:** House

**Land Size:** 394 sqm approx



**10 Adams St CASTLEMAINE 3450 (REI/VG)**

Agent Comments

 2  1  2

**Price:** \$495,000

**Method:** Private Sale

**Date:** 12/06/2018

**Rooms:** 3

**Property Type:** House

**Land Size:** 820 sqm approx



**19 Hunter St CASTLEMAINE 3450 (VG)**

Agent Comments

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**Price:** \$420,000

**Method:** Sale

**Date:** 16/07/2019

**Property Type:** House (Res)

**Land Size:** 529 sqm approx