

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

6 Ety Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$639,000

Median sale price

Median price

\$722,500

Property Type

House

Suburb

Castlemaine

Period - From

01/07/2021

to

30/09/2021

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	1 Appel St CASTLEMAINE 3450	\$675,000	09/08/2021
2	3 Ely Ct CASTLEMAINE 3450	\$607,000	01/10/2021
3	49 McGrath St CASTLEMAINE 3450	\$599,999	09/11/2021

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:

11/11/2021 10:14



3 bedrooms - 1 car

Property Type: House (Res)
Land Size: 612 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$639,000

Median House Price
September quarter 2021: \$722,500

Comparable Properties



1 Appel St CASTLEMAINE 3450 (REI/VG)

[Agent Comments](#)

2 bedrooms - 1 car

Price: \$675,000
Method: Private Sale
Date: 09/08/2021
Property Type: House
Land Size: 410 sqm approx



3 Ely Ct CASTLEMAINE 3450 (REI/VG)

[Agent Comments](#)

3 bedrooms - 2 cars

Price: \$607,000
Method: Private Sale
Date: 01/10/2021
Property Type: House
Land Size: 754 sqm approx



49 McGrath St CASTLEMAINE 3450 (REI)

[Agent Comments](#)

3 bedrooms - 1 car

Price: \$599,999
Method: Private Sale
Date: 09/11/2021
Property Type: House
Land Size: 658 sqm approx