

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

8 Reckleben Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$479,000

Median sale price

Median price \$559,000

Property Type House

Suburb Castlemaine

Period - From 01/10/2019

to 30/09/2020

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	19 Mcewan St CASTLEMAINE 3450	\$500,000	04/09/2020
2	8 Douglas Cr CASTLEMAINE 3450	\$500,000	08/07/2020
3	22 Shadforth St CASTLEMAINE 3450	\$410,000	13/11/2020

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:

14/12/2020 11:48



3 1

Rooms: 5
Property Type:
Land Size: 966 sqm approx
Agent Comments

Indicative Selling Price
\$479,000

Median House Price
Year ending September 2020: \$559,000

Comparable Properties



19 Mcewan St CASTLEMAINE 3450 (VG)

Agent Comments

3 - -

Price: \$500,000
Method: Sale
Date: 04/09/2020
Property Type: House (Res)
Land Size: 740 sqm approx



8 Douglas Cr CASTLEMAINE 3450 (REI/VG)

Agent Comments

4 1 2

Price: \$500,000
Method: Private Sale
Date: 08/07/2020
Property Type: House
Land Size: 1123 sqm approx



22 Shadforth St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 1 2

Price: \$410,000
Method: Private Sale
Date: 13/11/2020
Rooms: 3
Property Type: House
Land Size: 510 sqm approx