

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

24 Ray Street, Castlemaine Vic 3450

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$349,000

Median sale priceMedian price \$510,000 House ☒ Unit ☐ Suburb or locality Castlemaine

Period - From 01/01/2018 to 31/03/2018 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 eighteen 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	2 Dalma Av CASTLEMAINE 3450	\$389,000	05/03/2018
2	40 North St CASTLEMAINE 3450	\$365,000	24/04/2018
3	44 Greenhill Av CASTLEMAINE 3450	\$350,000	01/12/2017

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 eighteen months.



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Rooms: 3
Property Type: House
Land Size: 1094 sqm approx
Agent Comments

Indicative Selling Price

\$349,000

Median House Price

March quarter 2018: \$510,000

Comparable Properties



2 Dalma Av CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 2

Price: \$389,000
Method: Private Sale
Date: 05/03/2018
Rooms: 4
Property Type: House
Land Size: 720 sqm approx



40 North St CASTLEMAINE 3450 (REI)

Agent Comments

2 1 3

Price: \$365,000
Method: Private Sale
Date: 24/04/2018
Rooms: 4
Property Type: House
Land Size: 760 sqm approx



44 Greenhill Av CASTLEMAINE 3450 (REI/VG)

Agent Comments

1 1 -

Price: \$350,000
Method: Private Sale
Date: 01/12/2017
Rooms: -
Property Type: House
Land Size: 1012 sqm approx