

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

5/32 Ray Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$495,000

Median sale price

Median price

\$465,000

Property Type

Unit

Suburb

Castlemaine

Period - From

13/12/2020

to

12/12/2021

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	1/30 Wheeler St CASTLEMAINE 3450	\$545,000	18/10/2021
2	4/4 Union St CASTLEMAINE 3450	\$525,000	12/11/2021
3	2/54 Etty St CASTLEMAINE 3450	\$420,000	05/08/2021

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:

13/12/2021 11:42



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Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price

\$495,000

Median Unit Price

13/12/2020 - 12/12/2021: \$465,000

Comparable Properties



1/30 Wheeler St CASTLEMAINE 3450 (REI/VG) Agent Comments

2 1 1

Price: \$545,000
Method: Private Sale
Date: 18/10/2021
Property Type: House
Land Size: 265 sqm approx



4/4 Union St CASTLEMAINE 3450 (REI/VG) Agent Comments

2 1 1

Price: \$525,000
Method: Private Sale
Date: 12/11/2021
Property Type: Unit



2/54 Eddy St CASTLEMAINE 3450 (REI/VG) Agent Comments

2 1 1

Price: \$420,000
Method: Private Sale
Date: 05/08/2021
Property Type: Unit
Land Size: 253 sqm approx