

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

12 Adams Street, Castlemaine Vic 3450

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

Single price \$435,000

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

Period - From 01/04/2018 to 30/06/2018 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	28 Hunter St CASTLEMAINE 3450	\$498,000	13/04/2018
2	10 Adams St CASTLEMAINE 3450	\$495,000	12/06/2018
3	55 Urquhart St CASTLEMAINE 3450	\$470,000	16/08/2018

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.



 2  1  1

Rooms: 6

Property Type: House (Previously Occupied - Detached)

Land Size: 870 sqm approx

Agent Comments

Comparable Properties



28 Hunter St CASTLEMAINE 3450 (REI/VG)

Agent Comments

 3  1  1

Price: \$498,000

Method: Private Sale

Date: 13/04/2018

Rooms: 4

Property Type: House

Land Size: 303 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



55 Urquhart St CASTLEMAINE 3450 (REI)

Agent Comments

 3  1  1

Price: \$470,000

Method: Sold Before Auction

Date: 16/08/2018

Rooms: 4

Property Type: House (Res)

Land Size: 580 sqm approx