

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

6a Saint Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$595,000

Median sale price

Median price

\$555,000

Property Type

House

Suburb

Castlemaine

Period - From

23/03/2019

to

22/03/2020

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	1a Goldsmith Cr CASTLEMAINE 3450	\$635,000	11/07/2019
2	39a Wheeler St CASTLEMAINE 3450	\$579,000	14/02/2020
3	130a Duke St CASTLEMAINE 3450	\$550,000	01/11/2019

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:

23/03/2020 12:25



3 2 2

Rooms: 4
Property Type: House (Res)
Land Size: 308 sqm approx
 Agent Comments

Indicative Selling Price
 \$595,000

Median House Price
 23/03/2019 - 22/03/2020: \$555,000

Comparable Properties



1a Goldsmith Cr CASTLEMAINE 3450 (REI/VG) Agent Comments

2 1 2

Price: \$635,000
Method: Private Sale
Date: 11/07/2019
Rooms: 3
Property Type: House
Land Size: 347 sqm approx



39a Wheeler St CASTLEMAINE 3450 (REI/VG) Agent Comments

3 2 2

Price: \$579,000
Method: Private Sale
Date: 14/02/2020
Rooms: 5
Property Type: House
Land Size: 582 sqm approx



130a Duke St CASTLEMAINE 3450 (REI/VG) Agent Comments

3 2 2

Price: \$550,000
Method: Private Sale
Date: 01/11/2019
Rooms: 4
Property Type: House
Land Size: 535 sqm approx