## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for s	ale
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Address	6a Saint Street, Castlemaine Vic 3450
Including suburb or	
locality and postcode	

#### Indicative selling price

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

\$595,000
9

#### Median sale price

Median price \$555,000	Pro	pperty Type Ho	use		Suburb	Castlemaine
Period - From 23/03/2019	to	22/03/2020	Sou	urce	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

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



Date of sale







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

**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)

1 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)

**=** 3 **=** 2 **=** 2

Price: \$550,000 Method: Private Sale Date: 01/11/2019 Rooms: 4

**Property Type:** House **Land Size:** 535 sqm approx

**Account** - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

**Agent Comments** 

Agent Comments