

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

4/4 Union Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$409,000

Median sale price

Median price

\$407,500

Property Type

Unit

Suburb

Castlemaine

Period - From

16/03/2019

to

15/03/2020

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	3/139 Hargraves St CASTLEMAINE 3450	\$490,000	06/03/2020
2	4/1a Saint St CASTLEMAINE 3450	\$420,000	30/08/2019
3	3/4 Union St CASTLEMAINE 3450	\$389,000	19/09/2018

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:

16/03/2020 14:00



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$409,000

Median Unit Price

16/03/2019 - 15/03/2020: \$407,500

Comparable Properties



3/139 Hargraves St CASTLEMAINE 3450 (REI) **Agent Comments**

2 1 2

Price: \$490,000

Method: Private Sale

Date: 06/03/2020

Rooms: 4

Property Type: House

Land Size: 347 sqm approx



4/1a Saint St CASTLEMAINE 3450 (REI/VG) **Agent Comments**

2 1 1

Price: \$420,000

Method: Private Sale

Date: 30/08/2019

Rooms: 4

Property Type: House



3/4 Union St CASTLEMAINE 3450 (REI/VG) **Agent Comments**

2 1 1

Price: \$389,000

Method: Private Sale

Date: 19/09/2018

Rooms: 3

Property Type: Townhouse (Single)

Land Size: 161 sqm approx