

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

12b Monaghan Street, Castlemaine Vic 3450

Indicative selling price

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

Range between

\$600,000

&

\$630,000

Median sale price

Median price

\$562,500

Property Type

House

Suburb

Castlemaine

Period - From

01/10/2019

to

31/12/2019

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	22 Phyllis Cr MCKENZIE HILL 3451	\$635,000	22/08/2019
2	16 Mckenzie Way MCKENZIE HILL 3451	\$620,000	09/11/2019
3	9 Moscript St CAMPBELLS CREEK 3451	\$590,000	10/12/2019

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:

20/01/2020 16:25



5 2 2

Rooms: 7

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 1484 sqm approx

Agent Comments

Comparable Properties



22 Phyllis Cr MCKENZIE HILL 3451 (REI/VG)

Agent Comments

4 2 2

Price: \$635,000

Method: Private Sale

Date: 22/08/2019

Rooms: 7

Property Type: House

Land Size: 712 sqm approx



16 McKenzie Way MCKENZIE HILL 3451 (REI)

Agent Comments

4 2 2

Price: \$620,000

Method: Private Sale

Date: 09/11/2019

Rooms: 6

Property Type: House

Land Size: 720 sqm approx



9 Moscript St CAMPBELLS CREEK 3451 (REI)

Agent Comments

4 2 6

Price: \$590,000

Method: Private Sale

Date: 10/12/2019

Rooms: 6

Property Type: House

Land Size: 2365 sqm approx