

## 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

4/6 Maltby Drive, Castlemaine Vic 3450

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$435,000

**Median sale price**Median 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	1/2 Murphy St CASTLEMAINE 3450	\$429,000	13/06/2017
2	62a Duke St CASTLEMAINE 3450	\$412,000	14/11/2017
3	2/86 Brown St CASTLEMAINE 3450	\$395,000	09/02/2018

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 2 1

**Rooms:**  
**Property Type:** Unit  
**Land Size:** 390 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$435,000  
**Median House Price**  
 June quarter 2018: \$510,000

## Comparable Properties



**1/2 Murphy St CASTLEMAINE 3450 (REI/VG)** **Agent Comments**

2 1 1

**Price:** \$429,000  
**Method:** Private Sale  
**Date:** 13/06/2017  
**Rooms:** -  
**Property Type:** Townhouse (Single)  
**Land Size:** 377 sqm approx



**62a Duke St CASTLEMAINE 3450 (REI/VG)** **Agent Comments**

3 1 2

**Price:** \$412,000  
**Method:** Private Sale  
**Date:** 14/11/2017  
**Rooms:** 4  
**Property Type:** Townhouse (Single)  
**Land Size:** 450 sqm approx



**2/86 Brown St CASTLEMAINE 3450 (VG)** **Agent Comments**

2 - -

**Price:** \$395,000  
**Method:** Sale  
**Date:** 09/02/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)