

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

8 Freeman Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$379,000

Median sale price

Median price

\$542,500

Property Type

House

Suburb

Castlemaine

Period - From

01/10/2018

to

30/09/2019

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	11 Treasure St CASTLEMAINE 3450	\$402,000	02/12/2019
2	1 Dick St CASTLEMAINE 3450	\$368,000	11/09/2019
3	2 Freeman St CASTLEMAINE 3450	\$330,000	30/09/2019

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:

05/12/2019 12:34



 3  1 

Rooms: 4

Property Type: House (Previously Occupied - Detached)

Land Size: 612 sqm approx

Agent Comments

Indicative Selling Price

\$379,000

Median House Price

Year ending September 2019: \$542,500

Comparable Properties



11 Treasure St CASTLEMAINE 3450 (REI)

Agent Comments

 3  2  2

Price: \$402,000

Method: Private Sale

Date: 02/12/2019

Property Type: House

Land Size: 677 sqm approx



1 Dick St CASTLEMAINE 3450 (REI/VG)

Agent Comments

 3  2  1

Price: \$368,000

Method: Private Sale

Date: 11/09/2019

Property Type: House

Land Size: 740 sqm approx



2 Freeman St CASTLEMAINE 3450 (REI/VG)

Agent Comments

 3  1  2

Price: \$330,000

Method: Private Sale

Date: 30/09/2019

Rooms: 4

Property Type: House

Land Size: 607 sqm approx