

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

12 Douglas Crescent, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$869,000

Median sale price

Median price

\$727,500

Property Type

House

Suburb

Castlemaine

Period - From

01/10/2021

to

30/09/2022

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 18 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	4 Wheeler St CASTLEMAINE 3450	\$880,000	20/04/2022
2	27 McGrath St CASTLEMAINE 3450	\$850,000	03/11/2022
3	30 Bowden St CASTLEMAINE 3450	\$820,000	16/09/2022

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:

16/12/2022 12:32



3 2 2

Property Type: House
Land Size: 658 sqm approx
Agent Comments

Indicative Selling Price
\$869,000

Median House Price
Year ending September 2022: \$727,500

Comparable Properties



4 Wheeler St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 2 2

Price: \$880,000
Method: Private Sale
Date: 20/04/2022
Property Type: House
Land Size: 533 sqm approx



27 McGrath St CASTLEMAINE 3450 (REI)

Agent Comments

3 1 2

Price: \$850,000
Method: Private Sale
Date: 03/11/2022
Property Type: House
Land Size: 841 sqm approx



30 Bowden St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 2 1

Price: \$820,000
Method: Private Sale
Date: 16/09/2022
Property Type: House
Land Size: 506 sqm approx