

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

68 Kennedy Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$950,000

Median sale price

Median price

\$559,000

Property Type

House

Suburb

Castlemaine

Period - From

01/10/2019

to

30/09/2020

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	89 Templeton St CASTLEMAINE 3450	\$1,045,000	17/01/2020
2	8 Doveton St CASTLEMAINE 3450	\$1,040,000	02/08/2019
3	148 Hargraves St CASTLEMAINE 3450	\$965,000	19/11/2020

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:

30/11/2020 13:20



 4  2  2

Rooms: 7

Property Type: House (Previously Occupied - Detached)

Land Size: 1012 sqm approx

Agent Comments

Comparable Properties



89 Templeton St CASTLEMAINE 3450 (REI/VG) **Agent Comments**

 4  2  1

Price: \$1,045,000

Method: Private Sale

Date: 17/01/2020

Property Type: House

Land Size: 1000 sqm approx



8 Doveton St CASTLEMAINE 3450 (VG)

Agent Comments

 3  -  -

Price: \$1,040,000

Method: Sale

Date: 02/08/2019

Property Type: House (Res)

Land Size: 1012 sqm approx



148 Hargraves St CASTLEMAINE 3450 (REI)

Agent Comments

 4  2  4

Price: \$965,000

Method: Private Sale

Date: 19/11/2020

Property Type: House

Land Size: 1023 sqm approx