



3   -  

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 643 sqm

Agent Comments

**Indicative Selling Price**

\$419,000

**Median House Price**

Year ending March 2017: \$452,500

## Comparable Properties



**6 Domain Dr CASTLEMAINE 3450 (REI/VG)**

Agent Comments

2   1   2

**Price:** \$440,000

**Method:** Private Sale

**Date:** 23/07/2016

**Rooms:** 3

**Property Type:** House

**Land Size:** 350 sqm



**65 Brown St CASTLEMAINE 3450 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$395,000

**Method:** Private Sale

**Date:** 13/10/2016

**Rooms:** 3

**Property Type:** House

**Land Size:** 560 sqm

**8 Yurunga Dr MCKENZIE HILL 3451 (VG)**

Agent Comments

3   -   -

**Price:** \$390,000

**Method:** Sale

**Date:** 05/02/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 881 sqm

## 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

1 Park View Close, 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 \$419,000

**Median sale price**

Median price \$452,500

House

X

Suburb or locality

Castlemaine

Period - From 01/04/2016

to

31/03/2017

Source REIV

**Comparable property sales**

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
6 Domain Dr CASTLEMAINE 3450	\$440,000	23/07/2016
65 Brown St CASTLEMAINE 3450	\$395,000	13/10/2016
8 Yurunga Dr MCKENZIE HILL 3451	\$390,000	05/02/2017