

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

Range between \$415,000

&

\$430,000

Median sale price

Median price \$510,000

House

X

Unit

Suburb or locality

Castlemaine

Period - From 01/01/2018

to

31/03/2018

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	2/30 Wheeler St CASTLEMAINE 3450	\$445,000	30/04/2018
2	8/23 Campbell St CASTLEMAINE 3450	\$420,000	26/02/2018
3	20a Yeats St CASTLEMAINE 3450	\$380,000	04/04/2018

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: 4
Property Type: Unit
Land Size: 398 sqm approx
Agent Comments

Indicative Selling Price
\$415,000 - \$430,000
Median House Price
March quarter 2018: \$510,000

Comparable Properties



2/30 Wheeler St CASTLEMAINE 3450 (REI)

Agent Comments

 2  1  1

Price: \$445,000
Method: Private Sale
Date: 30/04/2018
Rooms: 3
Property Type: House
Land Size: 270 sqm approx



8/23 Campbell St CASTLEMAINE 3450 (REI/VG)

Agent Comments

 2  1  1

Price: \$420,000
Method: Private Sale
Date: 26/02/2018
Rooms: 3
Property Type: Unit
Land Size: 223 sqm approx



20a Yeats St CASTLEMAINE 3450 (REI)

Agent Comments

 2  1  2

Price: \$380,000
Method: Private Sale
Date: 04/04/2018
Rooms: 3
Property Type: House
Land Size: 252 sqm approx