

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

44 Ray Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$629,000

Median sale price

Median price

\$620,000

Property Type

House

Suburb

Castlemaine

Period - From

01/10/2020

to

31/12/2020

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	22 Yeats St CASTLEMAINE 3450	\$652,000	08/02/2021
2	10 Appel St CASTLEMAINE 3450	\$630,000	22/12/2020
3	1 Douglas Cr CASTLEMAINE 3450	\$554,000	20/01/2021

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:

18/02/2021 17:02



 3  2  8

Rooms: 5
Property Type: House
Land Size: 1423 sqm approx
Agent Comments

Indicative Selling Price
\$629,000

Median House Price
December quarter 2020: \$620,000

Comparable Properties



22 Yeats St CASTLEMAINE 3450 (REI)

Agent Comments

 3  1  3

Price: \$652,000
Method: Private Sale
Date: 08/02/2021
Property Type: House
Land Size: 1011 sqm approx



10 Appel St CASTLEMAINE 3450 (REI/VG)

Agent Comments

 3  1  2

Price: \$630,000
Method: Private Sale
Date: 22/12/2020
Property Type: House
Land Size: 1113 sqm approx



1 Douglas Cr CASTLEMAINE 3450 (REI)

Agent Comments

 4  1  4

Price: \$554,000
Method: Private Sale
Date: 20/01/2021
Property Type: House
Land Size: 665 sqm approx