

## 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

23 Landseer Street, 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 \$449,000

**Median sale price**Median price \$485,000 House ☒ Unit ☐ Suburb or locality Castlemaine

Period - From 01/10/2017 to 31/12/2017 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	20 Richards Rd CASTLEMAINE 3450	\$491,500	16/10/2017
2	10 Montgomery St CASTLEMAINE 3450	\$460,000	24/11/2017
3	35a North St CASTLEMAINE 3450	\$455,000	18/09/2017

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.



 4    1    4

**Rooms:**  
**Property Type:** House  
**Land Size:** 1012 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$449,000

**Median House Price**  
December quarter 2017: \$485,000

## Comparable Properties



**20 Richards Rd CASTLEMAINE 3450 (REI/VG)**   **Agent Comments**

 3    1    2

**Price:** \$491,500  
**Method:** Private Sale  
**Date:** 16/10/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 1050 sqm approx



**10 Montgomery St CASTLEMAINE 3450 (REI)**   **Agent Comments**

 3    1    2

**Price:** \$460,000  
**Method:** Private Sale  
**Date:** 24/11/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 880 sqm approx



**35a North St CASTLEMAINE 3450 (REI)**

**Agent Comments**

 2    1    -

**Price:** \$455,000  
**Method:** Private Sale  
**Date:** 18/09/2017  
**Rooms:** -  
**Property Type:** House