

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

22 Ray Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$445,000

Median sale price

Median price

\$562,500

Property Type

House

Suburb

Castlemaine

Period - From

01/10/2019

to

31/12/2019

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	12 Richards Rd CASTLEMAINE 3450	\$467,000	17/12/2019
2	15 Ray St CASTLEMAINE 3450	\$453,000	30/01/2020
3	49 McGrath St CASTLEMAINE 3450	\$430,000	21/03/2020

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:

14/04/2020 10:39



3 2 1

Rooms: 4
Property Type: House (Res)
Land Size: 460 sqm approx
 Agent Comments

Indicative Selling Price
 \$445,000

Median House Price
 December quarter 2019: \$562,500

Comparable Properties



12 Richards Rd CASTLEMAINE 3450 (REI/VG) Agent Comments

3 2 2

Price: \$467,000
Method: Private Sale
Date: 17/12/2019
Rooms: 4
Property Type: House
Land Size: 465 sqm approx



15 Ray St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 4

Price: \$453,000
Method: Private Sale
Date: 30/01/2020
Rooms: 4
Property Type: House
Land Size: 682 sqm approx



49 McGrath St CASTLEMAINE 3450 (REI)

Agent Comments

3 1 3

Price: \$430,000
Method: Private Sale
Date: 21/03/2020
Rooms: 4
Property Type: House
Land Size: 658 sqm approx