

## 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

39 Doveton 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 \$679,000

**Median sale price**Median price \$600,000 House ☒ Unit ☐ Suburb or locality Castlemaine

Period - From 01/10/2018 to 31/12/2018 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 | 42 Doveton St CASTLEMAINE 3450      | \$660,000 | 20/08/2018   |
| 2 | 10 Gainsborough St CASTLEMAINE 3450 | \$645,000 | 08/11/2018   |
| 3 | 7 Baird St CASTLEMAINE 3450         | \$639,000 | 03/10/2018   |

**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.



3 1 2

**Rooms:** 5

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

**Land Size:** 1021 sqm approx

Agent Comments

## Comparable Properties



**42 Doveton St CASTLEMAINE 3450 (VG)**

Agent Comments

3 - -

**Price:** \$660,000

**Method:** Sale

**Date:** 20/08/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 511 sqm approx



**10 Gainsborough St CASTLEMAINE 3450 (REI/VG)**

Agent Comments

3 2 3

**Price:** \$645,000

**Method:** Private Sale

**Date:** 08/11/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 1000 sqm approx



**7 Baird St CASTLEMAINE 3450 (REI/VG)**

Agent Comments

2 1 2

**Price:** \$639,000

**Method:** Private Sale

**Date:** 03/10/2018

**Rooms:** 3

**Property Type:** House

**Land Size:** 1261 sqm approx