

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

97 Forest Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$730,000

Median sale price

Median price

\$722,500

Property Type

House

Suburb

Castlemaine

Period - From

01/07/2021

to

30/09/2021

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	69 Templeton St CASTLEMAINE 3450	\$720,000	19/10/2021
2	79 Forest St CASTLEMAINE 3450	\$720,000	16/03/2021
3	4 Bailey Ct CASTLEMAINE 3450	\$712,000	01/11/2021

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:

09/11/2021 15:20



Property Type: House (Previously Occupied - Detached)
Agent Comments

Indicative Selling Price
\$730,000

Median House Price
September quarter 2021: \$722,500

Comparable Properties



69 Templeton St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 19/10/2021
Property Type: House
Land Size: 508 sqm approx



79 Forest St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 16/03/2021
Property Type: House
Land Size: 450 sqm approx



4 Bailey Ct CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$712,000
Method: Private Sale
Date: 01/11/2021
Property Type: House
Land Size: 472 sqm approx