

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

1/54 Etty Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$429,000

Median sale price

Median price

\$450,000

Property Type

Unit

Suburb

Castlemaine

Period - From

30/04/2020

to

29/04/2021

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	2/15 Doveton St CASTLEMAINE 3450	\$508,000	13/03/2021
2	4/8 Gaulton St CASTLEMAINE 3450	\$492,000	02/02/2021
3	4/16 Greenhill Av CASTLEMAINE 3450	\$383,000	09/02/2021

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:

30/04/2021 12:23



Property Type:
Agent Comments

Indicative Selling Price
\$429,000

Median Unit Price
30/04/2020 - 29/04/2021: \$450,000

Comparable Properties



2/15 Doveton St CASTLEMAINE 3450 (REI/VG) **Agent Comments**



Price: \$508,000
Method: Private Sale
Date: 13/03/2021
Property Type: House
Land Size: 236 sqm approx



4/8 Gaulton St CASTLEMAINE 3450 (REI/VG) **Agent Comments**



Price: \$492,000
Method: Private Sale
Date: 02/02/2021
Property Type: House
Land Size: 268 sqm approx



4/16 Greenhill Av CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$383,000
Method: Private Sale
Date: 09/02/2021
Property Type: Unit
Land Size: 215 sqm approx