

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

94 Johnstone Street, Castlemaine Vic 3450

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$400,000

Median sale price

Median price

\$496,500

House

X

Unit

Suburb or locality

Castlemaine

Period - From

01/10/2017

to

30/09/2018

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	53a Johnstone St CASTLEMAINE 3450	\$415,000	08/02/2018
2	38 North St CASTLEMAINE 3450	\$400,000	29/08/2018
3	166 Duke St CASTLEMAINE 3450	\$375,000	07/03/2018

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.



2 1 1

Rooms:
Property Type: House
Land Size: 570 sqm approx
Agent Comments

Indicative Selling Price
 \$400,000

Median House Price
 Year ending September 2018: \$496,500

Comparable Properties



53a Johnstone St CASTLEMAINE 3450 (REI/VG)

Agent Comments

4 2 -

Price: \$415,000
Method: Private Sale
Date: 08/02/2018
Rooms: -
Property Type: House
Land Size: 1012 sqm approx



38 North St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 1

Price: \$400,000
Method: Private Sale
Date: 29/08/2018
Rooms: -
Property Type: House
Land Size: 760 sqm approx



166 Duke St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 1 1

Price: \$375,000
Method: Private Sale
Date: 07/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 434 sqm approx