

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

50 Doveton Street, Castlemaine Vic 3450

Indicative selling price

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

Range between \$700,000

&

\$720,000

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	69 Bull St CASTLEMAINE 3450	\$749,000	12/12/2018
2	22 Doveton St CASTLEMAINE 3450	\$740,000	21/11/2019
3	1 Armstrong Ct CASTLEMAINE 3450	\$680,000	20/12/2019

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:

20/01/2020 15:56



3 2 2

Rooms: 5

Property Type: House

Land Size: 500 sqm approx

Agent Comments

Comparable Properties



69 Bull St CASTLEMAINE 3450 (REI/VG)

Agent Comments

4 2 3

Price: \$749,000

Method: Private Sale

Date: 12/12/2018

Rooms: 6

Property Type: House

Land Size: 422 sqm approx



22 Doveton St CASTLEMAINE 3450 (REI)

Agent Comments

4 2 5

Price: \$740,000

Method: Private Sale

Date: 21/11/2019

Rooms: 6

Property Type: House

Land Size: 1032 sqm approx



1 Armstrong Ct CASTLEMAINE 3450 (REI)

Agent Comments

4 1 1

Price: \$680,000

Method: Private Sale

Date: 20/12/2019

Property Type: House

Land Size: 770 sqm approx