

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

36 Maclise Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$590,000

Median sale price

Median price

\$597,000

Property Type

House

Suburb

Castlemaine

Period - From

01/04/2020

to

31/03/2021

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	10 Appel St CASTLEMAINE 3450	\$630,000	22/12/2020
2	44 Ray St CASTLEMAINE 3450	\$629,000	04/03/2021
3	3 Preshaw St CASTLEMAINE 3450	\$540,000	17/01/2021

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:

30/04/2021 12:11



Property Type: Shop/Dwelling

Land Size: 1012 sqm approx

Agent Comments

Indicative Selling Price

\$590,000

Median House Price

Year ending March 2021: \$597,000

Comparable Properties



10 Appel St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$630,000

Method: Private Sale

Date: 22/12/2020

Property Type: House

Land Size: 1113 sqm approx



44 Ray St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$629,000

Method: Private Sale

Date: 04/03/2021

Property Type: House

Land Size: 1423 sqm approx



3 Preshaw St CASTLEMAINE 3450 (VG)

Agent Comments



Price: \$540,000

Method: Sale

Date: 17/01/2021

Property Type: House (Res)

Land Size: 1011 sqm approx