

# 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

2 Domain Drive, Castlemaine Vic 3450

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$695,000

### Median sale price

Median price

\$542,500

Property Type

House

Suburb

Castlemaine

Period - From

01/10/2018

to

30/09/2019

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	9 Domain Dr CASTLEMAINE 3450	\$700,000	28/08/2018
2	22 Phyllis Cr MCKENZIE HILL 3451	\$635,000	22/08/2019
3	6 Jarrod Dr MCKENZIE HILL 3451	\$625,000	26/08/2019

**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:

13/11/2019 12:02



 3  2  2

**Rooms:** 5  
**Property Type:** Land  
**Land Size:** 499 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$695,000

**Median House Price**  
Year ending September 2019: \$542,500

## Comparable Properties



**9 Domain Dr CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

 4  2  3

**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 28/08/2018  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 840 sqm approx



**22 Phyllis Cr MCKENZIE HILL 3451 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$635,000  
**Method:** Private Sale  
**Date:** 22/08/2019  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 712 sqm approx



**6 Jarrod Dr MCKENZIE HILL 3451 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$625,000  
**Method:** Private Sale  
**Date:** 26/08/2019  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 601 sqm approx