

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

3/88 Brown Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$720,000

Median sale price

Median price

\$542,500

Property Type

House

Suburb

Castlemaine

Period - From

01/07/2019

to

30/06/2020

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	11 Lushington Rise MCKENZIE HILL 3451	\$740,000	16/06/2020
2	2 Domain Dr CASTLEMAINE 3450	\$670,000	09/12/2019
3			

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:

12/08/2020 12:12



 3  2  2

Rooms: 5
Property Type: Townhouse
Land Size: 731 sqm approx
Agent Comments

Indicative Selling Price
\$720,000

Median House Price
Year ending June 2020: \$542,500

Comparable Properties



11 Lushington Rise MCKENZIE HILL 3451 (REI)

Agent Comments

 4  2  2

Price: \$740,000
Method: Private Sale
Date: 16/06/2020
Rooms: 6
Property Type: House
Land Size: 860 sqm approx



2 Domain Dr CASTLEMAINE 3450 (REI/VG)

Agent Comments

 3  2  2

Price: \$670,000
Method: Private Sale
Date: 09/12/2019
Property Type: House
Land Size: 499 sqm approx

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.