

# 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

19 Myring Street, Castlemaine Vic 3450

### Indicative selling price

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

Range between \$540,000 & \$550,000

### 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	57 Farnsworth St CASTLEMAINE 3450	\$598,000	01/08/2019
2	1 Pleasant St CASTLEMAINE 3450	\$560,000	28/01/2020
3	25 Richards Rd CASTLEMAINE 3450	\$560,000	29/10/2019

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:

03/04/2020 10:00



 3  1  3

**Rooms:** 5

**Property Type:** House

**Land Size:** 546 sqm approx

Agent Comments

## Comparable Properties



**57 Farnsworth St CASTLEMAINE 3450 (REI/VG)**

Agent Comments

 3  1  1

**Price:** \$598,000

**Method:** Private Sale

**Date:** 01/08/2019

**Rooms:** 4

**Property Type:** House

**Land Size:** 650 sqm approx



**1 Pleasant St CASTLEMAINE 3450 (REI/VG)**

Agent Comments

 3  1  1

**Price:** \$560,000

**Method:** Private Sale

**Date:** 28/01/2020

**Property Type:** House

**Land Size:** 926 sqm approx



**25 Richards Rd CASTLEMAINE 3450 (REI/VG)**

Agent Comments

 3  1  2

**Price:** \$560,000

**Method:** Private Sale

**Date:** 29/10/2019

**Property Type:** House

**Land Size:** 752 sqm approx