

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

41 Campbell Street, Castlemaine Vic 3450

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$890,000

&

\$950,000

Median sale price

Median price \$510,000

House

X

Unit

Suburb or locality

Castlemaine

Period - From 01/04/2018

to

30/06/2018

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 eighteen 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	45 Greenhill Av CASTLEMAINE 3450	\$990,000	08/12/2017
2	15 Campbell St CASTLEMAINE 3450	\$972,500	28/06/2018
3	43 Berkeley St CASTLEMAINE 3450	\$940,000	18/04/2018

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 eighteen months.

41 Campbell Street, Castlemaine Vic 3450



Genevieve Cantwell

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Indicative Selling Price

\$890,000 - \$950,000

Median House Price

June quarter 2018: \$510,000



3 2 2

Rooms: 5

Property Type: House

Land Size: 1006 sqm approx

Agent Comments

Comparable Properties



45 Greenhill Av CASTLEMAINE 3450 (REI/VG) Agent Comments

3 2 1

Price: \$990,000

Method: Private Sale

Date: 08/12/2017

Rooms: 5

Property Type: House

Land Size: 917 sqm approx

15 Campbell St CASTLEMAINE 3450 (VG) Agent Comments

3 - -

Price: \$972,500

Method: Sale

Date: 28/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 1012 sqm approx



43 Berkeley St CASTLEMAINE 3450 (REI/VG) Agent Comments

3 2 2

Price: \$940,000

Method: Private Sale

Date: 18/04/2018

Rooms: -

Property Type: House

Land Size: 1020 sqm approx