

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

53 Fletcher Street, Castlemaine Vic 3450

Indicative selling price

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

Range between \$680,000

&

\$700,000

Median sale price

Median price \$485,000

House

X

Unit

Suburb or locality

Castlemaine

Period - From 01/10/2017

to

31/12/2017

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	43 Bull St CASTLEMAINE 3450	\$725,000	09/11/2016
2	52 Bowden St CASTLEMAINE 3450	\$720,000	16/11/2016
3	96 Lyttleton St CASTLEMAINE 3450	\$671,500	13/10/2017

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.



3 1+ 1

Rooms: 5

Property Type: House (Previously Occupied - Detached)

Land Size: 1012 sqm approx

Agent Comments

Indicative Selling Price

\$680,000 - \$700,000

Median House Price

December quarter 2017: \$485,000

Comparable Properties



43 Bull St CASTLEMAINE 3450 (REI/VG)

Agent Comments

5 4 1

Price: \$725,000

Method: Sold Before Auction

Date: 09/11/2016

Rooms: 9

Property Type: House (Res)

Land Size: 1000 sqm approx



52 Bowden St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 1

Price: \$720,000

Method: Private Sale

Date: 16/11/2016

Rooms: 4

Property Type: House

Land Size: 720 sqm approx



96 Lyttleton St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 -

Price: \$671,500

Method: Private Sale

Date: 13/10/2017

Rooms: 5

Property Type: House

Land Size: 1021 sqm approx