

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

27 Montgomery Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$549,000

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 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	61 Brown St CASTLEMAINE 3450	\$575,000	11/03/2020
2	4 Penhallurick St CAMPBELLS CREEK 3451	\$545,000	21/09/2020
3	64 Blakeley Rd CASTLEMAINE 3450	\$530,000	21/04/2020

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:

28/09/2020 11:54



 3  2  2

Rooms: 5

Property Type: House (Res)

Land Size: 945 sqm approx

Agent Comments

Comparable Properties



61 Brown St CASTLEMAINE 3450 (VG)

Agent Comments

 4  -  -

Price: \$575,000

Method: Sale

Date: 11/03/2020

Property Type: House (Res)

Land Size: 1034 sqm approx



4 Penhallurick St CAMPBELLS CREEK 3451 (REI)

Agent Comments

 3  2  2

Price: \$545,000

Method: Private Sale

Date: 21/09/2020

Rooms: 5

Property Type: House

Land Size: 1249 sqm approx



64 Blakeley Rd CASTLEMAINE 3450 (REI/VG)

Agent Comments

 4  2  1

Price: \$530,000

Method: Private Sale

Date: 21/04/2020

Rooms: 6

Property Type: House

Land Size: 670 sqm approx