

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

2/104 Mostyn Street, Castlemaine Vic 3450

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

Single price \$399,000

Median sale price

Median price \$510,000

House

X

Unit

Suburb

Castlemaine

Period - From 01/01/2018

to

31/03/2018

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	8/23 Campbell St CASTLEMAINE 3450	\$420,000	26/02/2018
2	5/23 Campbell St CASTLEMAINE 3450	\$385,000	11/01/2018
3	20a Yeats St CASTLEMAINE 3450	\$380,000	04/04/2018

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.



2 1 2

Rooms: 4

Property Type: Unit

Agent Comments

Comparable Properties



8/23 Campbell St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 1 1

Price: \$420,000

Method: Private Sale

Date: 26/02/2018

Rooms: 3

Property Type: Unit

Land Size: 223 sqm approx



5/23 Campbell St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 1 1

Price: \$385,000

Method: Private Sale

Date: 11/01/2018

Rooms: 4

Property Type: Unit



20a Yeats St CASTLEMAINE 3450 (REI)

Agent Comments

2 1 2

Price: \$380,000

Method: Private Sale

Date: 04/04/2018

Rooms: 3

Property Type: House

Land Size: 252 sqm approx