

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

4 Mary Street, Castlemaine Vic 3450

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$722,500

Property Type House

Suburb Castlemaine

Period - From 01/07/2021

to

30/09/2021

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	10 Grumont St CASTLEMAINE 3450	\$1,285,000	03/09/2021
2	91 Diamond Gully Rd MCKENZIE HILL 3451	\$1,250,000	22/04/2021
3			

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.~~

This Statement of Information was prepared on:

10/12/2021 14:44



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Property Type: House (Previously Occupied - Detached)

Land Size: 20000 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

September quarter 2021: \$722,500

Comparable Properties



10 Grumont St CASTLEMAINE 3450 (REI/VG)

Agent Comments

5 3 5

Price: \$1,285,000

Method: Private Sale

Date: 03/09/2021

Property Type: House

Land Size: 20234.30 sqm approx



91 Diamond Gully Rd MCKENZIE HILL 3451 (REI/VG)

Agent Comments

4 3 4

Price: \$1,250,000

Method: Private Sale

Date: 22/04/2021

Property Type: House

Land Size: 5382 sqm approx

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.