

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 Roberts Avenue, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$660,000

Median sale price

Median price

\$753,750

Property Type

House

Suburb

Castlemaine

Period - From

01/10/2022

to

31/12/2022

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	14 Carol St CASTLEMAINE 3450	\$660,000	15/12/2022
2	13 Mcewan St CASTLEMAINE 3450	\$652,000	04/01/2023
3	13 Van Heurck St CASTLEMAINE 3450	\$624,080	22/11/2022

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:

22/03/2023 14:28



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Property Type: House
Land Size: 643 sqm approx
Agent Comments

Indicative Selling Price
\$660,000

Median House Price
December quarter 2022: \$753,750

Comparable Properties



14 Carol St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 2

Price: \$660,000
Method: Private Sale
Date: 15/12/2022
Property Type: House
Land Size: 780 sqm approx



13 Mcewan St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 2

Price: \$652,000
Method: Private Sale
Date: 04/01/2023
Property Type: House
Land Size: 581 sqm approx



13 Van Heurck St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 -

Price: \$624,080
Method: Private Sale
Date: 22/11/2022
Rooms: 5
Property Type: House (Res)
Land Size: 433 sqm approx