

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

2/59 Forest Street, Castlemaine Vic 3450

Indicative selling price

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

Range between \$670,000 & \$690,000

Median sale price

Median price \$495,000 Property Type Unit Suburb Castlemaine

Period - From 30/03/2021 to 29/03/2022 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	85 Gingell St CASTLEMAINE 3450	\$749,000	24/12/2021
2	88 Hargraves St CASTLEMAINE 3450	\$695,000	17/11/2021
3	2/104 Mostyn St CASTLEMAINE 3450	\$620,000	22/04/2021

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:

30/03/2022 14:10



Property Type:
Agent Comments

Indicative Selling Price
\$670,000 - \$690,000
Median Unit Price
30/03/2021 - 29/03/2022: \$495,000

Comparable Properties



85 Gingell St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$749,000
Method: Private Sale
Date: 24/12/2021
Property Type: House
Land Size: 341 sqm approx



88 Hargraves St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$695,000
Method: Private Sale
Date: 17/11/2021
Property Type: House
Land Size: 200 sqm approx



2/104 Mostyn St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 22/04/2021
Property Type: Townhouse (Single)