

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

7 Pleasant Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$575,000

Median sale price

Median price

\$695,000

Property Type

House

Suburb

Castlemaine

Period - From

21/03/2021

to

20/03/2022

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	2 Carol St CASTLEMAINE 3450	\$600,000	09/03/2022
2	151 Duke St CASTLEMAINE 3450	\$600,000	16/02/2022
3	18 Shadforth St CASTLEMAINE 3450	\$575,000	11/02/2022

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:

21/03/2022 14:09



 3
  1
  2

Property Type: House
Land Size: 580 sqm approx
Agent Comments

Indicative Selling Price
 \$575,000

Median House Price
 21/03/2021 - 20/03/2022: \$695,000

Comparable Properties



2 Carol St CASTLEMAINE 3450 (REI)

Agent Comments

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Price: \$600,000
Method: Private Sale
Date: 09/03/2022
Property Type: House
Land Size: 480 sqm approx



151 Duke St CASTLEMAINE 3450 (REI)

Agent Comments

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Price: \$600,000
Method: Private Sale
Date: 16/02/2022
Property Type: House
Land Size: 463 sqm approx



18 Shadforth St CASTLEMAINE 3450 (REI)

Agent Comments

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Price: \$575,000
Method: Private Sale
Date: 11/02/2022
Property Type: House
Land Size: 518 sqm approx