

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

2/4 Union Street, Castlemaine Vic 3450

Indicative selling price

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

Range between \$510,000

&

\$540,000

Median sale price

Median price \$505,000

Property Type Unit

Suburb Castlemaine

Period - From 15/06/2021

to

14/06/2022

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	1/79 Lyttleton St CASTLEMAINE 3450	\$540,000	30/05/2022
2	4/4 Union St CASTLEMAINE 3450	\$525,000	12/11/2021
3	4/1a Saint St CASTLEMAINE 3450	\$510,000	14/01/2022

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:

15/06/2022 10:05



2
 1
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Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
 \$510,000 - \$540,000
Median Unit Price
 15/06/2021 - 14/06/2022: \$505,000

Comparable Properties



1/79 Lyttleton St CASTLEMAINE 3450 (REI)

Agent Comments

2
 1
 1

Price: \$540,000
Method: Private Sale
Date: 30/05/2022
Property Type: Unit
Land Size: 255 sqm approx



4/4 Union St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2
 1
 1

Price: \$525,000
Method: Private Sale
Date: 12/11/2021
Property Type: Unit



4/1a Saint St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2
 1
 1

Price: \$510,000
Method: Private Sale
Date: 14/01/2022
Property Type: House
Land Size: 244 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377