

## Statement of Information

**Single residential property located in the Melbourne metropolitan area****Section 47AF of the Estate Agents Act 1980****Property offered for sale**

Address  
Including suburb and  
postcode

2/268 Barker Street, Castlemaine Vic 3450

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$390,000 &amp; \$410,000

**Median sale price**

Median price \$380,000 House Unit X Suburb Castlemaine

Period - From 01/10/2017 to 30/09/2018 Source REIV

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	2/104 Mostyn St CASTLEMAINE 3450	\$399,000	22/05/2018
2	2/308 Barker St CASTLEMAINE 3450	\$398,000	21/05/2018
3	3/4 Union St CASTLEMAINE 3450	\$389,000	19/09/2018

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



**Rooms:** 4

**Property Type:**

Flat/Unit/Apartment (Res)

**Land Size:** 208 sqm approx

Agent Comments

## Comparable Properties



**2/104 Mostyn St CASTLEMAINE 3450 (REI)**

Agent Comments



**Price:** \$399,000

**Method:** Private Sale

**Date:** 22/05/2018

**Rooms:** -

**Property Type:** Unit

**2/308 Barker St CASTLEMAINE 3450 (VG)**

Agent Comments



**Price:** \$398,000

**Method:** Sale

**Date:** 21/05/2018

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)



**3/4 Union St CASTLEMAINE 3450 (REI/VG)**

Agent Comments



**Price:** \$389,000

**Method:** Private Sale

**Date:** 19/09/2018

**Rooms:** 3

**Property Type:** Townhouse (Single)

**Land Size:** 161 sqm approx