

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

10 View Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$675,000

Median sale price

Median price

\$656,000

Property Type

House

Suburb

Castlemaine

Period - From

01/01/2021

to

31/03/2021

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	40 Brown St CASTLEMAINE 3450	\$685,100	12/05/2021
2	101 Forest St CASTLEMAINE 3450	\$679,000	15/04/2021
3	115 Farnsworth St CASTLEMAINE 3450	\$675,250	19/03/2021

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:

15/06/2021 15:53



3
 1
 1

Rooms: 5
Property Type: House
Land Size: 530 sqm approx
 Agent Comments

Indicative Selling Price
 \$675,000

Median House Price
 March quarter 2021: \$656,000

Comparable Properties



40 Brown St CASTLEMAINE 3450 (REI)

Agent Comments

3
 1
 1

Price: \$685,100
Method: Private Sale
Date: 12/05/2021
Property Type: House
Land Size: 1461 sqm approx



101 Forest St CASTLEMAINE 3450 (REI)

Agent Comments

3
 2
 1

Price: \$679,000
Method: Private Sale
Date: 15/04/2021
Property Type: House
Land Size: 529 sqm approx



115 Farnsworth St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2
 2
 3

Price: \$675,250
Method: Private Sale
Date: 19/03/2021
Property Type: House
Land Size: 706 sqm approx