



**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 1012 sqm  
 Agent Comments

**Indicative Selling Price**  
 \$379,000  
**Median House Price**  
 March quarter 2017: \$503,750

## Comparable Properties



### 8 Rowe St CASTLEMAINE 3450 (REI/VG)

Agent Comments



**Price:** \$370,000  
**Method:** Private Sale  
**Date:** 16/03/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 575 sqm



### 6 Taylor St CASTLEMAINE 3450 (REI/VG)

Agent Comments



**Price:** \$361,000  
**Method:** Private Sale  
**Date:** 12/07/2016  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 560 sqm



### 24 Landseer St CASTLEMAINE 3450 (REI/VG)

Agent Comments



**Price:** \$316,000  
**Method:** Private Sale  
**Date:** 28/12/2016  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 860 sqm

## 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

6 Baird 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)

Single price \$379,000

**Median sale price**

Median price \$503,750

House

X

Suburb or locality

Castlemaine

Period - From 01/01/2017

to

31/03/2017

Source

REIV

**Comparable property sales**

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
8 Rowe St CASTLEMAINE 3450	\$370,000	16/03/2017
6 Taylor St CASTLEMAINE 3450	\$361,000	12/07/2016
24 Landseer St CASTLEMAINE 3450	\$316,000	28/12/2016