

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

11 Ray Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$1,295,000

Median sale price

Median price

\$539,500

Property Type

House

Suburb

Castlemaine

Period - From

29/10/2019

to

28/10/2020

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	13 Doveton St CASTLEMAINE 3450	\$1,200,000	12/06/2019
2	22 Merrifield St CASTLEMAINE 3450	\$1,150,000	09/05/2019
3	89 Templeton St CASTLEMAINE 3450	\$1,045,000	17/01/2020

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:

29/10/2020 11:56



 5  2  2

Rooms: 9
Property Type: House
Land Size: 2335 sqm approx
Agent Comments

Indicative Selling Price
\$1,295,000

Median House Price
29/10/2019 - 28/10/2020: \$539,500

Comparable Properties



13 Doveton St CASTLEMAINE 3450 (REI)

Agent Comments

 4  1  -

Price: \$1,200,000
Method: Private Sale
Date: 12/06/2019
Property Type: House
Land Size: 1012 sqm approx



22 Merrifield St CASTLEMAINE 3450 (REI/VG)

Agent Comments

 3  1  5

Price: \$1,150,000
Method: Private Sale
Date: 09/05/2019
Property Type: House
Land Size: 11600 sqm approx



89 Templeton St CASTLEMAINE 3450 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,045,000
Method: Private Sale
Date: 17/01/2020
Property Type: House
Land Size: 1000 sqm approx