

# 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

29 Butterworth 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

\$769,000

### Median sale price

Median price

\$535,000

Property Type

House

Suburb

Castlemaine

Period - From

09/11/2019

to

08/11/2020

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	1/22 Greenhill Av CASTLEMAINE 3450	\$845,000	21/09/2020
2	3/85-87 Templeton St CASTLEMAINE 3450	\$795,000	06/02/2020
3	2 Domain Dr CASTLEMAINE 3450	\$670,000	09/12/2019

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:

09/11/2020 15:07



3 2 1

**Rooms:** 4  
**Property Type:** House  
**Land Size:** 422 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$769,000

**Median House Price**  
 09/11/2019 - 08/11/2020: \$535,000

## Comparable Properties



**1/22 Greenhill Av CASTLEMAINE 3450 (REI)**

Agent Comments

3 2 1

**Price:** \$845,000  
**Method:** Private Sale  
**Date:** 21/09/2020  
**Property Type:** Townhouse (Single)

**3/85-87 Templeton St CASTLEMAINE 3450 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$795,000  
**Method:** Private Sale  
**Date:** 06/02/2020  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 428 sqm approx



**2 Domain Dr CASTLEMAINE 3450 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$670,000  
**Method:** Private Sale  
**Date:** 09/12/2019  
**Property Type:** House  
**Land Size:** 499 sqm approx