

## 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 Wheeler 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 \$669,000

**Median sale price**Median price \$510,000 House ☒ Unit ☐ Suburb or locality Castlemaine

Period - From 01/04/2018 to 30/06/2018 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 eighteen 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	48 William St CASTLEMAINE 3450	\$698,000	08/05/2018
2	8 Goldsmith Cr CASTLEMAINE 3450	\$685,000	30/05/2018
3	12 Wheeler St CASTLEMAINE 3450	\$660,000	29/03/2018

**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 eighteen months.



 5    2    2

**Rooms:** 7

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 669 sqm approx

Agent Comments

## Comparable Properties



**48 William St CASTLEMAINE 3450 (REI/VG)**

Agent Comments

 4    2    1

**Price:** \$698,000

**Method:** Private Sale

**Date:** 08/05/2018

**Rooms:** 6

**Property Type:** House

**Land Size:** 628 sqm approx



**8 Goldsmith Cr CASTLEMAINE 3450 (REI)**

Agent Comments

 4    1    -

**Price:** \$685,000

**Method:** Private Sale

**Date:** 30/05/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 970 sqm approx



**12 Wheeler St CASTLEMAINE 3450 (REI/VG)**

Agent Comments

 3    1    3

**Price:** \$660,000

**Method:** Private Sale

**Date:** 29/03/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 720 sqm approx