

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

56 Duke Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$389,000

Median sale price

Median price

\$395,000

Property Type

Unit

Suburb

Castlemaine

Period - From

13/11/2018

to

12/11/2019

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	2/268 Barker St CASTLEMAINE 3450	\$398,000	04/12/2018
2	3/4 Union St CASTLEMAINE 3450	\$389,000	19/09/2018
3	4/19 Adams St CASTLEMAINE 3450	\$352,500	16/10/2019

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:

13/11/2019 14:14



 2  1  2

Rooms: 4

Property Type: Townhouse
(Single)

Land Size: 220 sqm approx

Agent Comments

Comparable Properties



2/268 Barker St CASTLEMAINE 3450 (REI/VG) Agent Comments

 2  1  1

Price: \$398,000

Method: Private Sale

Date: 04/12/2018

Property Type: Townhouse (Single)

Land Size: 208 sqm approx



3/4 Union St CASTLEMAINE 3450 (REI/VG) Agent Comments

 2  1  1

Price: \$389,000

Method: Private Sale

Date: 19/09/2018

Rooms: 3

Property Type: Townhouse (Single)

Land Size: 161 sqm approx



4/19 Adams St CASTLEMAINE 3450 (REI) Agent Comments

 2  1  1

Price: \$352,500

Method: Private Sale

Date: 16/10/2019

Rooms: 3

Property Type: Unit

Land Size: 196 sqm approx