

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

17 Richards Road, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$698,000

Median sale price

Median price

\$722,500

Property Type

House

Suburb

Castlemaine

Period - From

01/07/2021

to

30/09/2021

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	17 View St CASTLEMAINE 3450	\$739,000	07/12/2021
2	29 Richards Rd CASTLEMAINE 3450	\$720,000	12/11/2021
3	28 Richards Rd CASTLEMAINE 3450	\$695,000	21/09/2021

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:

12/01/2022 17:03



3 bedrooms - 1 car

Property Type:
Land Size: 1185 sqm approx
Agent Comments

Indicative Selling Price
\$698,000

Median House Price
September quarter 2021: \$722,500

Comparable Properties



17 View St CASTLEMAINE 3450 (REI)

Agent Comments

3 bedrooms 1 bathroom 2 cars

Price: \$739,000
Method: Private Sale
Date: 07/12/2021
Property Type: House
Land Size: 743 sqm approx



29 Richards Rd CASTLEMAINE 3450 (REI)

Agent Comments

3 bedrooms 1 bathroom 1 car

Price: \$720,000
Method: Private Sale
Date: 12/11/2021
Property Type: House
Land Size: 741 sqm approx



28 Richards Rd CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 bedrooms 1 bathroom 1 car

Price: \$695,000
Method: Private Sale
Date: 21/09/2021
Property Type: House
Land Size: 664 sqm approx