

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

46 Doveton Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$969,000

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	68 Bull St CASTLEMAINE 3450	\$953,000	08/12/2021
2	69 Bull St CASTLEMAINE 3450	\$915,560	29/10/2021
3	64 Kennedy St CASTLEMAINE 3450	\$895,000	12/02/2021

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:

17/01/2022 16:35



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Rooms: 5
Property Type: House
Land Size: 496 sqm approx
Agent Comments
 Separate self contained studio

Indicative Selling Price
 \$969,000

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

Comparable Properties



68 Bull St CASTLEMAINE 3450 (REI)

Agent Comments

2 2 2

Price: \$953,000
Method: Private Sale
Date: 08/12/2021
Property Type: House
Land Size: 803 sqm approx



69 Bull St CASTLEMAINE 3450 (REI)

Agent Comments

4 3 2

Price: \$915,560
Method: Private Sale
Date: 29/10/2021
Property Type: House
Land Size: 422 sqm approx



64 Kennedy St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 3 1

Price: \$895,000
Method: Private Sale
Date: 12/02/2021
Property Type: House
Land Size: 502 sqm approx