



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$220,000

Median House Price
Year ending March 2017: \$452,500

Comparable Properties



50 Kennedy St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$250,000
Method: Private Sale
Date: 16/05/2016
Rooms: -
Property Type: Land
Land Size: 693 sqm

82 Bowden St CASTLEMAINE 3450 (VG)

Agent Comments



Price: \$230,000
Method: Sale
Date: 08/06/2016
Rooms: -
Property Type: Land
Land Size: 1082 sqm

36 Chapmans Rd CASTLEMAINE 3450 (VG)

Agent Comments



Price: \$180,000
Method: Sale
Date: 11/06/2016
Rooms: -
Property Type: Land
Land Size: 916 sqm

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

4 Yeats Street, Castlemaine Vic 3450

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$220,000

Median sale price

Median price \$452,500

House

X

Suburb or locality

Castlemaine

Period - From 01/04/2016

to

31/03/2017

Source REIV

Comparable property sales

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
50 Kennedy St CASTLEMAINE 3450	\$250,000	16/05/2016
82 Bowden St CASTLEMAINE 3450	\$230,000	08/06/2016
36 Chapmans Rd CASTLEMAINE 3450	\$180,000	11/06/2016