

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

4/54 Etty 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

\$415,000

### Median sale price

Median price

\$450,000

Property Type

Unit

Suburb

Castlemaine

Period - From

27/05/2020

to

26/05/2021

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	1/54 Etty St CASTLEMAINE 3450	\$420,000	26/05/2021
2	2/15 Doveton St CASTLEMAINE 3450	\$508,000	13/03/2021
3	4/16 Greenhill Av CASTLEMAINE 3450	\$383,000	09/02/2021

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

27/05/2021 14:42



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$415,000

**Median Unit Price**  
27/05/2020 - 26/05/2021: \$450,000

## Comparable Properties



**1/54 ETTY St CASTLEMAINE 3450 (REI)**

Agent Comments



**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 26/05/2021  
**Property Type:** Unit  
**Land Size:** 315 sqm approx



**2/15 DOVETON St CASTLEMAINE 3450 (REI/VG)** Agent Comments



**Price:** \$508,000  
**Method:** Private Sale  
**Date:** 13/03/2021  
**Property Type:** House  
**Land Size:** 236 sqm approx



**4/16 GREENHILL Av CASTLEMAINE 3450 (REI/VG)**

Agent Comments



**Price:** \$383,000  
**Method:** Private Sale  
**Date:** 09/02/2021  
**Property Type:** Unit  
**Land Size:** 215 sqm approx