

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

122 Duke Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$559,000

Median sale price

Median price

\$542,500

Property Type

House

Suburb

Castlemaine

Period - From

01/10/2018

to

30/09/2019

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	130a Duke St CASTLEMAINE 3450	\$550,000	01/11/2019
2	1 Goldsmith Cr CASTLEMAINE 3450	\$525,000	19/03/2019
3	178 Duke St CASTLEMAINE 3450	\$505,000	29/04/2019

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:

22/11/2019 09:36



 3  1  2

Rooms: 6

Property Type: House (Previously Occupied - Detached)

Land Size: 880 sqm approx

Agent Comments

Comparable Properties



130a Duke St CASTLEMAINE 3450 (REI)

Agent Comments

 3  2  2

Price: \$550,000

Method: Private Sale

Date: 01/11/2019

Rooms: 4

Property Type: House

Land Size: 535 sqm approx



1 Goldsmith Cr CASTLEMAINE 3450 (REI/VG)

Agent Comments

 3  1  -

Price: \$525,000

Method: Private Sale

Date: 19/03/2019

Rooms: 4

Property Type: House

Land Size: 560 sqm approx



178 Duke St CASTLEMAINE 3450 (REI/VG)

Agent Comments

 4  1  -

Price: \$505,000

Method: Private Sale

Date: 29/04/2019

Rooms: 6

Property Type: House