## 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

62 Berkeley Street, Castlemaine Vic 3450

#### Indicative selling price

For the meaning of this		

Single price \$835,000

#### Median sale price

Median price	\$550,000	Pro	perty Type Hou	lse	S	Suburb	Castlemaine
Period - From	26/11/2019	to	25/11/2020	Sou	irce R	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.

Add	dress of comparable property	Price	Date of sale
1	3 Bowden St CASTLEMAINE 3450	\$890,000	20/07/2020
2	50 Urquhart St CASTLEMAINE 3450	\$810,000	09/06/2020
3	34 Doveton St CASTLEMAINE 3450	\$785,000	23/07/2020

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:

26/11/2020 10:17









Property Type: House Land Size: 1020 sqm approx Agent Comments Indicative Selling Price \$835,000 Median House Price 26/11/2019 - 25/11/2020: \$550,000

# **Comparable Properties**



3 Bowden St CASTLEMAINE 3450 (REI/VG)

Price: \$890,000

Method: Private Sale Date: 20/07/2020 Property Type: House Land Size: 1280 sqm approx



50 Urquhart St CASTLEMAINE 3450 (REI/VG) Agent Comments



Price: \$810,000 Method: Private Sale Date: 09/06/2020 Property Type: House Land Size: 700 sqm approx



34 Doveton St CASTLEMAINE 3450 (REI/VG) Agent (



Agent Comments

Agent Comments

Price: \$785,000 Method: Private Sale Date: 23/07/2020 Property Type: House Land Size: 1021 sqm approx

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.