

# 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 price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$835,000

### Median sale price

Median price

\$550,000

Property Type

House

Suburb

Castlemaine

Period - From

26/11/2019

to

25/11/2020

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	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



6 2 0

**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)**

**Agent Comments**

3 2 1

**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**

3 2 2

**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 Comments**

2 1 2

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