

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

43 Berkeley Street, Castlemaine Vic 3450

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

Single price \$890,000

Median sale price

Median price \$485,000 House X Unit Suburb or locality Castlemaine

Period - From 01/10/2017 to 31/12/2017 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 eighteen 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	64a Doveton St CASTLEMAINE 3450	\$970,000	27/03/2018
2	47 Berkeley St CASTLEMAINE 3450	\$790,000	19/12/2016
3	59 Campbell St CASTLEMAINE 3450	\$775,000	02/02/2018

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 eighteen months.

43 Berkeley Street, Castlemaine Vic 3450



Genevieve Cantwell

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Indicative Selling Price

\$890,000

Median House Price

December quarter 2017: \$485,000



3 2 1

Rooms: 5

Property Type: House

Land Size: 1035 sqm approx

Agent Comments

Comparable Properties



64a Doveton St CASTLEMAINE 3450 (REI)

Agent Comments

4 2 1

Price: \$970,000

Method: Private Sale

Date: 27/03/2018

Rooms: -

Property Type: House



47 Berkeley St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 2 1

Price: \$790,000

Method: Private Sale

Date: 19/12/2016

Rooms: -

Property Type: House

Land Size: 770 sqm approx



59 Campbell St CASTLEMAINE 3450 (REI/VG)

Agent Comments

4 2 1

Price: \$775,000

Method: Private Sale

Date: 02/02/2018

Rooms: 6

Property Type: House

Land Size: 840 sqm approx