

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

7 Dick Street, Castlemaine Vic 3450

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

Single price \$339,000

Median sale priceMedian price \$459,000 House ☒ Unit ☐ Suburb or locality Castlemaine

Period - From 01/07/2017 to 30/09/2017 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	124 Duke St CASTLEMAINE 3450	\$345,000	04/08/2017
2	173 Main Rd CHEWTON 3451	\$325,000	04/05/2017
3	4 Woodman St CASTLEMAINE 3450	\$284,881	11/01/2017

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.~~



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Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$339,000

Median House Price
September quarter 2017: \$459,000

Comparable Properties



124 Duke St CASTLEMAINE 3450 (REI)

Agent Comments

3 1 5

Price: \$345,000
Method: Private Sale
Date: 04/08/2017
Rooms: 4
Property Type: House
Land Size: 647 sqm approx



173 Main Rd CHEWTON 3451 (VG)

Agent Comments

- - -

Price: \$325,000
Method: Sale
Date: 04/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 455 sqm approx



4 Woodman St CASTLEMAINE 3450 (VG)

Agent Comments

2 - -

Price: \$284,881
Method: Sale
Date: 11/01/2017
Rooms: -
Property Type: House (Res)
Land Size: 900 sqm approx