

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 Vincent Street, Castlemaine Vic 3450

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

Single price \$625,000

Median sale priceMedian price \$515,000 House ☒ Unit ☐ Suburb or locality Castlemaine

Period - From 01/04/2018 to 31/03/2019 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 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	39 Doveton St CASTLEMAINE 3450	\$640,000	23/04/2019
2	11 Wimble St CASTLEMAINE 3450	\$585,000	15/09/2018
3	12 Gainsborough St CASTLEMAINE 3450	\$585,000	01/08/2018

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.



3 1 2

Rooms: 6
Property Type: House (Res)
Land Size: 723 sqm approx
 Agent Comments

Indicative Selling Price
 \$625,000

Median House Price
 Year ending March 2019: \$515,000

Comparable Properties



39 Doveton St CASTLEMAINE 3450 (REI)

Agent Comments

3 1 2

Price: \$640,000
Method: Private Sale
Date: 23/04/2019
Rooms: -
Property Type: House
Land Size: 1000 sqm approx



11 Wimble St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 2

Price: \$585,000
Method: Private Sale
Date: 15/09/2018
Rooms: 4
Property Type: House
Land Size: 1019 sqm approx



12 Gainsborough St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 1

Price: \$585,000
Method: Private Sale
Date: 01/08/2018
Rooms: 5
Property Type: House
Land Size: 1020 sqm approx