

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

109 Lyttleton Street, Castlemaine Vic 3450

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$600,000

&

\$620,000

Median sale price

Median price

\$550,000

Property Type

House

Suburb

Castlemaine

Period - From

23/01/2019

to

22/01/2020

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	1 Armstrong Ct CASTLEMAINE 3450	\$680,000	20/12/2019
2	14 Berkeley St CASTLEMAINE 3450	\$670,000	15/08/2019
3	24 Parker St CASTLEMAINE 3450	\$635,000	03/08/2019

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:

23/01/2020 09:46



 2  1  2

Rooms: 5

Property Type: House (Previously Occupied - Detached)

Land Size: 950 sqm approx

Agent Comments

Comparable Properties



1 Armstrong Ct CASTLEMAINE 3450 (REI)

Agent Comments

 4  1  1

Price: \$680,000

Method: Private Sale

Date: 20/12/2019

Property Type: House

Land Size: 770 sqm approx



14 Berkeley St CASTLEMAINE 3450 (REI/VG)

Agent Comments

 4  2  2

Price: \$670,000

Method: Private Sale

Date: 15/08/2019

Property Type: House

Land Size: 1012 sqm approx



24 Parker St CASTLEMAINE 3450 (REI/VG)

Agent Comments

 4  1  2

Price: \$635,000

Method: Private Sale

Date: 03/08/2019

Rooms: 5

Property Type: House

Land Size: 1010 sqm approx