

# 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 Duke 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

\$450,000

### Median sale price

Median price

\$550,000

Property Type

House

Suburb

Castlemaine

Period - From

01/01/2019

to

31/12/2019

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 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	14 Baird St CASTLEMAINE 3450	\$485,000	18/02/2020
2	15 Ray St CASTLEMAINE 3450	\$453,000	30/01/2020
3	6 Dudley St CASTLEMAINE 3450	\$425,000	10/12/2019

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:

02/03/2020 15:13



3 1 3

**Rooms:** 4  
**Property Type:** house  
**Land Size:** 1255 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$450,000

**Median House Price**  
 Year ending December 2019: \$550,000

## Comparable Properties



**14 Baird St CASTLEMAINE 3450 (REI)**

Agent Comments

3 1 2

**Price:** \$485,000  
**Method:** Private Sale  
**Date:** 18/02/2020  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 1230 sqm approx



**15 Ray St CASTLEMAINE 3450 (REI)**

Agent Comments

3 1 4

**Price:** \$453,000  
**Method:** Private Sale  
**Date:** 30/01/2020  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 682 sqm approx



**6 Dudley St CASTLEMAINE 3450 (VG)**

Agent Comments

3 - -

**Price:** \$425,000  
**Method:** Sale  
**Date:** 10/12/2019  
**Property Type:** House (Res)  
**Land Size:** 887 sqm approx