

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 Wilkie Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$525,000

Median sale price

Median price

\$677,000

Property Type

House

Suburb

Castlemaine

Period - From

01/04/2021

to

30/06/2021

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	4 Douglas Cr CASTLEMAINE 3450	\$550,000	06/06/2021
2	1/34a Etty St CASTLEMAINE 3450	\$515,000	13/08/2021
3	1/8 Halford St CASTLEMAINE 3450	\$500,000	02/06/2021

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:

10/09/2021 10:24



2 1 1

Rooms: 4

Property Type: House

Land Size: 672 sqm approx

Agent Comments

Comparable Properties



4 Douglas Cr CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 1 2

Price: \$550,000

Method: Private Sale

Date: 06/06/2021

Property Type: House

Land Size: 647 sqm approx



1/34a Eddy St CASTLEMAINE 3450 (REI)

Agent Comments

3 1 1

Price: \$515,000

Method: Private Sale

Date: 13/08/2021

Property Type: House

Land Size: 210 sqm approx



1/8 Halford St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 1 2

Price: \$500,000

Method: Private Sale

Date: 02/06/2021

Property Type: Unit

Land Size: 307 sqm approx