

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 59 Forest Street, Castlemaine Vic 3450

Indicative selling price

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

Range between \$645,000 & \$680,000

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	3/2 Murphy St CASTLEMAINE 3450	\$760,000	14/04/2021
2	2/104 Mostyn St CASTLEMAINE 3450	\$620,000	22/04/2021
3	1/104 Mostyn St CASTLEMAINE 3450	\$505,000	10/06/2021

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: 10/08/2021 08:46



Property Type:
Agent Comments

Indicative Selling Price
\$645,000 - \$680,000
Median House Price
June quarter 2021: \$677,000

Comparable Properties



3/2 Murphy St CASTLEMAINE 3450 (REI/VG) **Agent Comments**



Price: \$760,000
Method: Private Sale
Date: 14/04/2021
Property Type: House
Land Size: 560 sqm approx



2/104 Mostyn St CASTLEMAINE 3450 (REI) **Agent Comments**



Price: \$620,000
Method: Private Sale
Date: 22/04/2021
Property Type: Townhouse (Single)



1/104 Mostyn St CASTLEMAINE 3450 (REI) **Agent Comments**



Price: \$505,000
Method: Private Sale
Date: 10/06/2021
Property Type: House
Land Size: 170.50 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377