

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

316 Barker Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$695,000

Median sale price

Median price \$715,000

Property Type House

Suburb Castlemaine

Period - From 01/04/2021

to 31/03/2022

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	85 Gingell St CASTLEMAINE 3450	\$749,000	24/12/2021
2	69 Templeton St CASTLEMAINE 3450	\$720,000	19/10/2021
3	7 Sarah Coopey La CASTLEMAINE 3450	\$670,000	01/04/2022

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:

23/05/2022 12:32



3 bedrooms 1 bathroom 1 car

Property Type: House (Res)

Land Size: 558 sqm approx

Agent Comments

Indicative Selling Price

\$695,000

Median House Price

Year ending March 2022: \$715,000

Comparable Properties



85 Gingell St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 bedrooms 2 bathrooms 1 car

Price: \$749,000

Method: Private Sale

Date: 24/12/2021

Property Type: House

Land Size: 341 sqm approx



69 Templeton St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 bedrooms 1 bathroom 1 car

Price: \$720,000

Method: Private Sale

Date: 19/10/2021

Property Type: House

Land Size: 508 sqm approx



7 Sarah Coopey La CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 bedrooms 2 bathrooms 1 car

Price: \$670,000

Method: Private Sale

Date: 01/04/2022

Property Type: House

Land Size: 738 sqm approx

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