

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	12 Douglas Crescent, Castlemaine Vic 3450
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Indicative selling price

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

Single price	\$439,000
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Median sale price

Median price	\$485,000	House	X	Unit		Suburb or locality	Castlemaine
Period - From	01/10/2017	to	31/12/2017	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 eighteen 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	19 Elizabeth St CASTLEMAINE 3450	\$449,000	06/03/2018
2	5 Landseer St CASTLEMAINE 3450	\$440,000	19/12/2017
3	20 Lawrence St CASTLEMAINE 3450	\$433,000	20/02/2018

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 eighteen months.



 3  1  2

Rooms: 5

Property Type: House

Land Size: 658 sqm approx

Agent Comments

Comparable Properties



19 Elizabeth St CASTLEMAINE 3450 (REI)

Agent Comments

 3  1  2

Price: \$449,000

Method: Private Sale

Date: 06/03/2018

Rooms: 3

Property Type: House

Land Size: 1400 sqm approx



5 Landseer St CASTLEMAINE 3450 (REI)

Agent Comments

 3  1  2

Price: \$440,000

Method: Private Sale

Date: 19/12/2017

Rooms: 4

Property Type: House

Land Size: 1050 sqm approx



20 Lawrence St CASTLEMAINE 3450 (REI)

Agent Comments

 4  1  1

Price: \$433,000

Method: Private Sale

Date: 20/02/2018

Rooms: 5

Property Type: House

Land Size: 1000 sqm approx