

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	56 William Street, Castlemaine Vic 3450
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Indicative selling price

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

Single price	\$620,000
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Median sale price

Median price	\$496,500	House	X	Unit		Suburb or locality	Castlemaine
Period - From	01/10/2017	to	30/09/2018	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	7 Baird St CASTLEMAINE 3450	\$639,000	03/10/2018
2	3 Goldsmith Cr CASTLEMAINE 3450	\$615,000	30/01/2018
3	12 Gainsborough St CASTLEMAINE 3450	\$585,000	01/08/2018

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: 1012 sqm approx
Agent Comments

Indicative Selling Price
\$620,000
Median House Price
Year ending September 2018: \$496,500

Comparable Properties



7 Baird St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 1 2

Price: \$639,000
Method: Private Sale
Date: 03/10/2018
Rooms: 3
Property Type: House
Land Size: 1261 sqm approx



3 Goldsmith Cr CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 2 2

Price: \$615,000
Method: Private Sale
Date: 30/01/2018
Rooms: 5
Property Type: House
Land Size: 573 sqm approx



12 Gainsborough St CASTLEMAINE 3450 (REI)

Agent Comments

3 1 1

Price: \$585,000
Method: Private Sale
Date: 01/08/2018
Rooms: 5
Property Type: House
Land Size: 1020 sqm approx