

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	1 Reckleben 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	\$445,000
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Median sale price

Median price	\$517,500	House	X	Unit		Suburb or locality	Castlemaine
Period - From	01/01/2019	to	31/03/2019	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	10 Adams St CASTLEMAINE 3450	\$495,000	12/06/2018
2	4 Woodman St CASTLEMAINE 3450	\$484,000	02/11/2018
3	48 Ray St CASTLEMAINE 3450	\$449,000	23/11/2018

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 (Previously Occupied - Detached)

Land Size: 450 sqm approx

Agent Comments

Comparable Properties



10 Adams St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 1 2

Price: \$495,000

Method: Private Sale

Date: 12/06/2018

Rooms: 3

Property Type: House

Land Size: 820 sqm approx



4 Woodman St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 2 2

Price: \$484,000

Method: Private Sale

Date: 02/11/2018

Rooms: 5

Property Type: House

Land Size: 730 sqm approx



48 Ray St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 1 1

Price: \$449,000

Method: Private Sale

Date: 23/11/2018

Rooms: 4

Property Type: House

Land Size: 574 sqm approx