

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 36 Myring Street, Castlemaine Vic 3450
Including suburb or locality and postcode

Indicative selling price

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

Single price \$600,000

Median sale price

Median price \$575,250

Property Type House

Suburb Castlemaine

Period - From 01/04/2019

to 30/06/2019

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 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	39 Doveton St CASTLEMAINE 3450	\$640,000	23/04/2019
2	7 Vincent St CASTLEMAINE 3450	\$590,000	27/06/2019
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 18 months.~~

This Statement of Information was prepared on:

23/09/2019 11:54



 3  1  1

Rooms: 5
Property Type: House (Previously Occupied - Detached)
Land Size: 710 sqm approx
Agent Comments

Indicative Selling Price
\$600,000
Median House Price
June quarter 2019: \$575,250

Comparable Properties



39 Doveton St CASTLEMAINE 3450 (REI/VG) **Agent Comments**

 3  1  2

Price: \$640,000
Method: Private Sale
Date: 23/04/2019
Property Type: House
Land Size: 1000 sqm approx



7 Vincent St CASTLEMAINE 3450 (REI/VG) **Agent Comments**

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Price: \$590,000
Method: Private Sale
Date: 27/06/2019
Property Type: House
Land Size: 750 sqm approx



12 Gainsborough St CASTLEMAINE 3450 (REI/VG) **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