

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	64 Blakeley Road, Castlemaine Vic 3450
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price	\$585,000
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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	4 Roalies PI CAMPBELLS CREEK 3451	\$595,000	22/08/2018
2	6 Scott Ct CAMPBELLS CREEK 3451	\$589,000	31/08/2018
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.~~



**Rooms:**  
**Property Type:** Land  
**Land Size:** 704 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$585,000  
**Median House Price**  
Year ending September 2018: \$496,500

## Comparable Properties



**4 Roalies PI CAMPBELLS CREEK 3451 (REI/VG)**

**Agent Comments**



**Price:** \$595,000  
**Method:** Private Sale  
**Date:** 22/08/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 579 sqm approx



**6 Scott Ct CAMPBELLS CREEK 3451 (REI)**

**Agent Comments**



**Price:** \$589,000  
**Method:** Private Sale  
**Date:** 31/08/2018  
**Rooms:** -  
**Property Type:** House



**12 Gainsborough St CASTLEMAINE 3450 (REI)** **Agent Comments**



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