

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 Farrell Avenue, Castlemaine Vic 3450

Indicative selling price

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

Single price \$695,000

Median sale price

Median price \$559,000

Property Type House

Suburb Castlemaine

Period - From 01/10/2019

to 30/09/2020

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	8 Vincent St CASTLEMAINE 3450	\$760,000	12/03/2020
2	12 Maclise St CASTLEMAINE 3450	\$690,000	11/09/2019
3	33 Gingell St CASTLEMAINE 3450	\$660,000	11/07/2020

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:

12/10/2020 12:23



Property Type:
Agent Comments

Indicative Selling Price
\$695,000
Median House Price
Year ending September 2020: \$559,000

Comparable Properties



8 Vincent St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$760,000
Method: Private Sale
Date: 12/03/2020
Property Type: House
Land Size: 980 sqm approx



12 Maclise St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$690,000
Method: Private Sale
Date: 11/09/2019
Rooms: 5
Property Type: House
Land Size: 635 sqm approx



33 Gingell St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$660,000
Method: Private Sale
Date: 11/07/2020
Rooms: 6
Property Type: House
Land Size: 720 sqm approx