

# 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

3 Gaffney Street, Castlemaine Vic 3450

### Indicative selling price

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

Single price

\$550,000

### Median sale price

Median price

\$656,000

Property Type

House

Suburb

Castlemaine

Period - From

01/01/2021

to

31/03/2021

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	10 View St CASTLEMAINE 3450	\$675,000	29/06/2021
2	7 Gainsborough St CASTLEMAINE 3450	\$480,000	08/06/2021
3	198 Hargraves St CASTLEMAINE 3450	\$615,100	31/05/2021

**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:

06/07/2021 16:12



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 588 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$550,000  
**Median House Price**  
March quarter 2021: \$656,000

## Comparable Properties



**10 View St CASTLEMAINE 3450 (REI)**

Agent Comments



**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 29/06/2021  
**Property Type:** House  
**Land Size:** 532 sqm approx



**7 Gainsborough St CASTLEMAINE 3450 (REI)**

Agent Comments



**Price:** \$480,000  
**Method:** Private Sale  
**Date:** 08/06/2021  
**Property Type:** House  
**Land Size:** 440 sqm approx



**198 Hargraves St CASTLEMAINE 3450 (REI)**

Agent Comments



**Price:** \$615,100  
**Method:** Private Sale  
**Date:** 31/05/2021  
**Property Type:** House  
**Land Size:** 303 sqm approx