

# 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 115 Barker 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)

Range between \$770,000 & \$825,000

### 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	2a Doveton St CASTLEMAINE 3450	\$900,000	13/03/2021
2	64 Kennedy St CASTLEMAINE 3450	\$895,000	12/02/2021
3	12 Greenhill Av CASTLEMAINE 3450	\$808,000	21/04/2021

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: 14/05/2021 16:06



3 2 2

**Property Type:** House  
**Land Size:** 705 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$770,000 - \$825,000  
**Median House Price**  
March quarter 2021: \$656,000

## Comparable Properties



**2a Doveton St CASTLEMAINE 3450 (REI)**

**Agent Comments**

3 2 4

**Price:** \$900,000  
**Method:** Private Sale  
**Date:** 13/03/2021  
**Property Type:** House  
**Land Size:** 1035 sqm approx



**64 Kennedy St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

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**Price:** \$895,000  
**Method:** Private Sale  
**Date:** 12/02/2021  
**Property Type:** House  
**Land Size:** 502 sqm approx



**12 Greenhill Av CASTLEMAINE 3450 (REI)**

**Agent Comments**

3 1 2

**Price:** \$808,000  
**Method:** Private Sale  
**Date:** 21/04/2021  
**Property Type:** House  
**Land Size:** 850 sqm approx