

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

12-14 Templeton Street, Castlemaine Vic 3450

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

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	113 Gingell St CASTLEMAINE 3450	\$1,275,000	30/03/2021
2	49 Campbell St CASTLEMAINE 3450	\$1,545,000	27/11/2020
3	4 Edward St CASTLEMAINE 3450	\$1,500,000	20/10/2020

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:

24/06/2021 09:06



Property Type: Retail (Com)
Land Size: 500 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,400,000 - \$1,500,000
Median House Price
 March quarter 2021: \$656,000

Comparable Properties



113 Gingell St CASTLEMAINE 3450 (REI/VG) Agent Comments



Price: \$1,275,000
Method: Private Sale
Date: 30/03/2021
Property Type: House
Land Size: 1300 sqm approx



49 Campbell St CASTLEMAINE 3450 (REI/VG) Agent Comments



Price: \$1,545,000
Method: Private Sale
Date: 27/11/2020
Property Type: House
Land Size: 1012 sqm approx

4 Edward St CASTLEMAINE 3450 (VG) Agent Comments



Price: \$1,500,000
Method: Sale
Date: 20/10/2020
Property Type: House (Res)
Land Size: 2000 sqm approx