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: 2 Carol Street, Castlemaine Vic 3450

Indicative selling price

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

Range between $590,000 & $630,000

Median sale price

Median price $722,500 Property Type House Suburb Castlemaine

Period - From 01/07/2021 to 30/09/2021 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	22 Carol St CASTLEMAINE 3450	$633,000	31/08/2021
2	198 Hargraves St CASTLEMAINE 3450	$615,100	31/05/2021
3	49 McGrath St CASTLEMAINE 3450	$599,999	09/11/2021

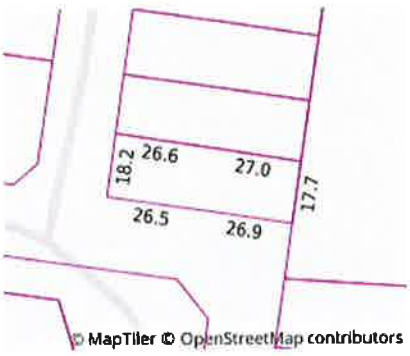
OR

~~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: 30/11/2021 09:40

CONSUMER AFFAIRS VICTORIA

2 Carol Street, Castlemaine Vic 3450



3 1 2

Property Type:
Land Size: 479 sqm approx

Agent Comments

Indicative Selling Price
$590,000 - $630,000
Median House Price
September quarter 2021: $722,500

Comparable Properties

22 Carol St CASTLEMAINE 3450 (REI/VG)

3 1 2

Price: $633,000
Method: Private Sale
Date: 31/08/2021
Property Type: House
Land Size: 686 sqm approx

Agent Comments

198 Hargraves St CASTLEMAINE 3450 (REI/VG)

3 1 -

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

Agent Comments

49 McGrath St CASTLEMAINE 3450 (REI)

3 1 1

Price: $599,999
Method: Private Sale
Date: 09/11/2021
Property Type: House
Land Size: 658 sqm approx

Agent Comments

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377

REIV THE DIFFERENCE | propertydata .com.au

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