

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 178 Duke 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 \$529,000

**Median sale price**

Median price \$510,000 House X Unit  Suburb or locality Castlemaine

Period - From 01/01/2018 to 31/12/2018 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 eighteen 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	38 Mcgrath St CASTLEMAINE 3450	\$590,000	09/06/2018
2	134 Duke St CASTLEMAINE 3450	\$580,000	18/04/2018
3	17 Duke St CASTLEMAINE 3450	\$519,000	10/04/2018

**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 eighteen months.~~



4 1 0

**Rooms:**  
**Property Type:** House  
**Land Size:** 427 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$529,000  
**Median House Price**  
Year ending December 2018: \$510,000

## Comparable Properties



**38 Mcgrath St CASTLEMAINE 3450 (VG)**

**Agent Comments**

3 - -

**Price:** \$590,000  
**Method:** Sale  
**Date:** 09/06/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 554 sqm approx



**134 Duke St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 18/04/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 872 sqm approx



**17 Duke St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

4 1 1

**Price:** \$519,000  
**Method:** Private Sale  
**Date:** 10/04/2018  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 1048 sqm approx