

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

22 Shadforth Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$450,000

Median sale price

Median price \$550,000

Property Type House

Suburb Castlemaine

Period - From 20/08/2019

to 19/08/2020

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.

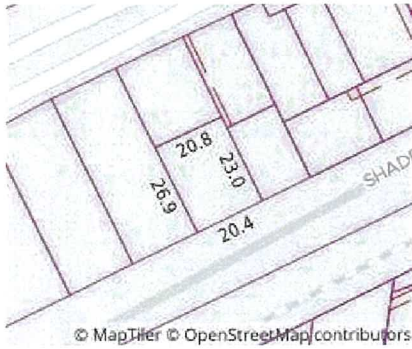
	Address of comparable property	Price	Date of sale
1	13a Yeats St CASTLEMAINE 3450	\$479,000	20/06/2020
2	53 Elizabeth St CASTLEMAINE 3450	\$444,000	26/06/2020
3	23 Ray St CASTLEMAINE 3450	\$430,000	03/07/2020

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:

20/08/2020 07:59



Property Type:
Agent Comments

Indicative Selling Price
\$450,000
Median House Price
20/08/2019 - 19/08/2020: \$550,000

Comparable Properties



13a Yeats St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$479,000
Method: Private Sale
Date: 20/06/2020
Rooms: 3
Property Type: House
Land Size: 389 sqm approx



53 Elizabeth St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$444,000
Method: Private Sale
Date: 26/06/2020
Rooms: 4
Property Type: House
Land Size: 805 sqm approx



23 Ray St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 03/07/2020
Rooms: 4
Property Type: House
Land Size: 684 sqm approx