

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1/34A ETTY 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 \$485,000

### Median sale price

Median price \$620,000

Property Type Townhouse

Suburb Castlemaine

Period - From 02/08/2020

to 01/08/2021

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	7 Gainsborough St CASTLEMAINE 3450	\$480,000	08/06/2021
2	1/54 ETTY St CASTLEMAINE 3450	\$420,000	26/05/2021
3	1/5A Gainsborough St CASTLEMAINE 3450	\$545,000	23/02/2021
4	4/8 Gaulton St CASTLEMAINE 3450	\$492,000	02/02/2021

**OR**

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

02/08/2021 15:56



3   1   2

**Rooms:** 5  
**Property Type:** Townhouse  
(Single)  
Agent Comments

**Indicative Selling Price**  
\$485,000  
**Median Townhouse Price**  
02/08/2020 - 01/08/2021: \$620,000

## Comparable Properties



**7 Gainsborough St CASTLEMAINE 3450 (REI)**   Agent Comments

3   1   1

**Price:** \$480,000  
**Method:** Private Sale  
**Date:** 08/06/2021  
**Property Type:** House  
**Land Size:** 440 sqm approx



**1/54 Etty St CASTLEMAINE 3450 (REI)**   Agent Comments

2   1   1

**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 26/05/2021  
**Property Type:** Unit  
**Land Size:** 315 sqm approx

**1/5A Gainsborough St CASTLEMAINE 3450 (VG)**   Agent Comments

2   -   -

**Price:** \$545,000  
**Method:** Sale  
**Date:** 23/02/2021  
**Property Type:** Flat/Unit/Apartment (Res)



4/8 Gaulton St CASTLEMAINE 3450 (REI/VG)

Agent Comments

 2    1    2

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**Price:** \$492,000

**Method:** Private Sale

**Date:** 02/02/2021

**Property Type:** House

**Land Size:** 268 sqm approx

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

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