

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 Wheeler Street, Castlemaine Vic 3450
---	---

Indicative selling price

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

Single price	\$669,000
--------------	-----------

Median sale price

Median price	\$485,000	House	X	Unit		Suburb or locality	Castlemaine
Period - From	01/10/2017	to	31/12/2017	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	11 Wheeler St CASTLEMAINE 3450	\$695,000	29/09/2016
2	42 Urquhart St CASTLEMAINE 3450	\$665,000	04/12/2017
3	1 Berkeley St CASTLEMAINE 3450	\$660,000	21/11/2017

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.



3 1 2

Rooms: 5

Property Type: House (Previously Occupied - Detached)

Land Size: 510 sqm approx

Agent Comments

Comparable Properties



11 Wheeler St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 2 1

Price: \$695,000

Method: Private Sale

Date: 29/09/2016

Rooms: -

Property Type: House

Land Size: 1011 sqm approx



42 Urquhart St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 2 -

Price: \$665,000

Method: Private Sale

Date: 04/12/2017

Rooms: -

Property Type: House

Land Size: 591 sqm approx



1 Berkeley St CASTLEMAINE 3450 (REI)

Agent Comments

3 1 2

Price: \$660,000

Method: Private Sale

Date: 21/11/2017

Rooms: 4

Property Type: House

Land Size: 520 sqm approx