

# 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

164 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 \$470,000

### Median sale price

Median price \$542,500

Property Type House

Suburb Castlemaine

Period - From 01/10/2018

to 30/09/2019

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	1 Murphy St CASTLEMAINE 3450	\$535,000	07/08/2019
2	15 Roderick St CASTLEMAINE 3450	\$520,000	04/05/2019
3	79 Duke St CASTLEMAINE 3450	\$450,000	15/08/2019

**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:

02/12/2019 10:55



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**Property Type:** House (Res)  
**Land Size:** 516 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$470,000

**Median House Price**  
Year ending September 2019: \$542,500

## Comparable Properties



**1 Murphy St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

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**Price:** \$535,000  
**Method:** Private Sale  
**Date:** 07/08/2019  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 828 sqm approx



**15 Roderick St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

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**Price:** \$520,000  
**Method:** Private Sale  
**Date:** 04/05/2019  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 420 sqm approx



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

**Agent Comments**

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**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 15/08/2019  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 739 sqm approx