

# 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

73 Lyttleton 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 \$549,000

### Median sale price

Median price \$575,250

Property Type House

Suburb Castlemaine

Period - From 01/04/2019

to 30/06/2019

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	10a Princess St CAMPBELLS CREEK 3451	\$520,000	02/08/2019
2	28 Hunter St CASTLEMAINE 3450	\$498,000	13/04/2018
3	161 Main Rd CAMPBELLS CREEK 3451	\$480,000	06/07/2019

**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:

30/09/2019 12:42



**Rooms:** 4

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 760 sqm approx

Agent Comments

**Indicative Selling Price**

\$549,000

**Median House Price**

June quarter 2019: \$575,250

## Comparable Properties



**10a Princess St CAMPBELLS CREEK 3451 (REI)**

Agent Comments



**Price:** \$520,000

**Method:** Private Sale

**Date:** 02/08/2019

**Rooms:** 5

**Property Type:** House

**Land Size:** 700 sqm approx



**28 Hunter St CASTLEMAINE 3450 (REI/VG)**

Agent Comments



**Price:** \$498,000

**Method:** Private Sale

**Date:** 13/04/2018

**Rooms:** 4

**Property Type:** House

**Land Size:** 303 sqm approx



**161 Main Rd CAMPBELLS CREEK 3451 (REI/VG)**

Agent Comments



**Price:** \$480,000

**Method:** Private Sale

**Date:** 06/07/2019

**Property Type:** House

**Land Size:** 785 sqm approx