

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	24 Parker Street, Castlemaine Vic 3450
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

**Median sale price**

Median price  House  Unit  Suburb or locality

Period - From  to  Source

**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	21 Gaulton St CASTLEMAINE 3450	\$729,000	02/11/2017
2	55 Hargraves St CASTLEMAINE 3450	\$722,500	13/11/2017
3	53 Fletcher St CASTLEMAINE 3450	\$692,000	06/02/2018

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:** 6  
**Property Type:** House  
**Land Size:** 1020 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$690,000 - \$700,000  
**Median House Price**  
March quarter 2018: \$510,000

## Comparable Properties



**21 Gaulton St CASTLEMAINE 3450 (REI/VG)**   **Agent Comments**

3   2   3

**Price:** \$729,000  
**Method:** Private Sale  
**Date:** 02/11/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 1036 sqm approx



**55 Hargraves St CASTLEMAINE 3450 (REI/VG)**   **Agent Comments**

3   2   2

**Price:** \$722,500  
**Method:** Private Sale  
**Date:** 13/11/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 539 sqm approx



**53 Fletcher St CASTLEMAINE 3450 (REI/VG)**   **Agent Comments**

3   1   1

**Price:** \$692,000  
**Method:** Private Sale  
**Date:** 06/02/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 1012 sqm approx