

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

3 Yeats Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$660,000

Median sale price

Median price \$559,000

Property Type House

Suburb Castlemaine

Period - From 01/10/2019

to 30/09/2020

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	2 Domain Dr CASTLEMAINE 3450	\$670,000	09/12/2019
2	8 Nolan St CASTLEMAINE 3450	\$650,000	04/12/2019
3	5 Yeats St CASTLEMAINE 3450	\$615,000	24/02/2020

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:

14/10/2020 16:02



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Rooms: 6
Property Type: House
Land Size: 1012 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$660,000
Median House Price
Year ending September 2020: \$559,000

Comparable Properties



2 Domain Dr CASTLEMAINE 3450 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$670,000
Method: Private Sale
Date: 09/12/2019
Property Type: House
Land Size: 499 sqm approx



8 Nolan St CASTLEMAINE 3450 (REI/VG)

[Agent Comments](#)

 4  2  6

Price: \$650,000
Method: Private Sale
Date: 04/12/2019
Rooms: 8
Property Type: House
Land Size: 1200 sqm approx



5 Yeats St CASTLEMAINE 3450 (REI/VG)

[Agent Comments](#)

 4  2  8

Price: \$615,000
Method: Private Sale
Date: 24/02/2020
Rooms: 6
Property Type: House
Land Size: 1020 sqm approx