

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

15-17 Hunter Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$798,000

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	45 Hunter St CASTLEMAINE 3450	\$800,000	18/10/2019
2	19 Hunter St CASTLEMAINE 3450	\$420,000	16/07/2019
3	21 Hunter St CASTLEMAINE 3450	\$387,500	26/06/2019

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:

19/11/2019 14:06



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Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$798,000

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

Comparable Properties



45 Hunter St CASTLEMAINE 3450 (REI)

Agent Comments

 3  2  2

Price: \$800,000
Method: Private Sale
Date: 18/10/2019
Rooms: 6
Property Type: House
Land Size: 1000 sqm approx



19 Hunter St CASTLEMAINE 3450 (VG)

Agent Comments

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Price: \$420,000
Method: Sale
Date: 16/07/2019
Property Type: House (Res)
Land Size: 529 sqm approx



21 Hunter St CASTLEMAINE 3450 (REI/VG)

Agent Comments

 2  1  -

Price: \$387,500
Method: Private Sale
Date: 26/06/2019
Property Type: House
Land Size: 538 sqm approx