

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

154 Duke Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$649,000

Median sale price

Median price

\$677,000

Property Type

House

Suburb

Castlemaine

Period - From

01/04/2021

to

30/06/2021

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	89 Duke St CASTLEMAINE 3450	\$665,000	12/03/2021
2	55 Duke St CASTLEMAINE 3450	\$640,000	20/04/2021
3	75 Duke St CASTLEMAINE 3450	\$610,000	30/06/2021

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:

01/09/2021 15:19



 3  1  3

Rooms: 4
Property Type: House
Land Size: 1242 sqm approx
Agent Comments

Indicative Selling Price

\$649,000

Median House Price

June quarter 2021: \$677,000

Comparable Properties



89 Duke St CASTLEMAINE 3450 (REI/VG)

Agent Comments

 3  1  3

Price: \$665,000
Method: Private Sale
Date: 12/03/2021
Property Type: House
Land Size: 1029 sqm approx



55 Duke St CASTLEMAINE 3450 (REI/VG)

Agent Comments

 2  1  2

Price: \$640,000
Method: Private Sale
Date: 20/04/2021
Property Type: House
Land Size: 665 sqm approx



75 Duke St CASTLEMAINE 3450 (REI/VG)

Agent Comments

 3  1  2

Price: \$610,000
Method: Private Sale
Date: 30/06/2021
Property Type: House
Land Size: 489 sqm approx