

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/88 Brown Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$810,000

Median sale price

Median price

\$722,500

Property Type

House

Suburb

Castlemaine

Period - From

01/07/2021

to

30/09/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	7 Roalies PI CAMPBELLS CREEK 3451	\$785,000	20/10/2021
2	6 Yurunga Dr MCKENZIE HILL 3451	\$750,000	19/11/2021
3	24 Mckenzie Way MCKENZIE HILL 3451	\$745,000	11/10/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

09/12/2021 10:20



3 2 2

Rooms: 5
Property Type: House
Land Size: 670 sqm approx
 Agent Comments

Indicative Selling Price
 \$810,000

Median House Price
 September quarter 2021: \$722,500

Comparable Properties



7 Roalies PI CAMPBELLS CREEK 3451 (REI) Agent Comments

3 2 2

Price: \$785,000
Method: Private Sale
Date: 20/10/2021
Property Type: House
Land Size: 535 sqm approx



6 Yurunga Dr MCKENZIE HILL 3451 (REI) Agent Comments

4 2 2

Price: \$750,000
Method: Private Sale
Date: 19/11/2021
Property Type: House
Land Size: 822 sqm approx



24 McKenzie Way MCKENZIE HILL 3451 (REI) Agent Comments

4 2 2

Price: \$745,000
Method: Private Sale
Date: 11/10/2021
Property Type: House
Land Size: 754 sqm approx