

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

18 Douglas Crescent, Castlemaine Vic 3450

Indicative selling price

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

Range between \$920,000 & \$980,000

Median sale price

Median price \$750,000 Property Type House Suburb Castlemaine

Period - From 07/12/2022 to 06/12/2023 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	155a Duke St CASTLEMAINE 3450	\$880,000	16/06/2023
2	91 Farnsworth St CASTLEMAINE 3450	\$840,500	15/08/2023
3	35 Bowden St CASTLEMAINE 3450	\$835,000	21/09/2023

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:

07/12/2023 10:51



Rooms: 2

Property Type: House (Res)

Land Size: 1000 sqm approx

Agent Comments

Comparable Properties



155a Duke St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$880,000

Method: Private Sale

Date: 16/06/2023

Property Type: House

Land Size: 683 sqm approx



91 Farnsworth St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$840,500

Method: Private Sale

Date: 15/08/2023

Property Type: House

Land Size: 538 sqm approx



35 Bowden St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$835,000

Method: Private Sale

Date: 21/09/2023

Property Type: House

Land Size: 707 sqm approx