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

146 Richards Road, Castlemaine Vic 3450

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,000,000		&		\$1,100,0	00		
Median sale p	rice							
Median price	\$560,000	Pro	operty Type	Hou	se		Suburb	Castlemaine
Period - From	22/12/2019	to	21/12/2020		So	urce	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

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 eighteen months.

This Statement of Information was prepared on:

22/12/2020 13:06







Property Type: House (Previously Occupied - Detached) Land Size: 2522 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price 22/12/2019 - 21/12/2020: \$560,000

Comparable Properties

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 eighteen months.

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.