

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
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Address	19 Elizabeth Street, Castlemaine Vic 3450
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price \$449,000

Median sale price

Median price	\$485,000	Hou	se X	Unit		Suburb or locality	Castlemaine
Period - From	01/10/2017	to	31/12/2017		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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Auc	areas or comparable property	1 1100	Date of Sale
1	1 Johnstone St CASTLEMAINE 3450	\$469,000	24/05/2017
2	1 Maltby Dr CASTLEMAINE 3450	\$465,000	14/11/2017
3	63 Elizabeth St CASTLEMAINE 3450	\$434,500	04/08/2017

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.

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





Price

Date of sale

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Rooms:

Property Type: House Land Size: 1380 sqm approx

Agent Comments

Indicative Selling Price \$449,000 **Median House Price** December quarter 2017: \$485,000

Comparable Properties



1 Johnstone St CASTLEMAINE 3450 (REI)





Price: \$469,000 Method: Private Sale Date: 24/05/2017

Rooms: -

Property Type: House

Agent Comments



1 Maltby Dr CASTLEMAINE 3450 (REI)





Price: \$465.000 Method: Private Sale Date: 14/11/2017

Rooms: 4

Property Type: House Land Size: 1330 sqm approx **Agent Comments**



63 Elizabeth St CASTLEMAINE 3450 (REI/VG)





Price: \$434,500 Method: Private Sale Date: 04/08/2017

Rooms: 4

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Property Type: House Land Size: 1490 sqm approx

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.

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Agent Comments