

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 Adams Street, Castlemaine Vic 3450

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$589,000

Median sale priceMedian price \$465,000 House ☒ Unit ☐ Suburb or locality Castlemaine

Period - From 01/10/2016 to 30/09/2017 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	Price	Date of sale
1	26 Bull St CASTLEMAINE 3450	\$525,000	09/11/2016
2	5 Wimble St CASTLEMAINE 3450	\$520,000	20/01/2017
3	10 Maclise St CASTLEMAINE 3450	\$510,000	23/11/2016

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.



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Rooms:
Property Type: House
Land Size: 2231 sqm approx
Agent Comments

Indicative Selling Price
 \$589,000

Median House Price
 Year ending September 2017: \$465,000

Comparable Properties



26 Bull St CASTLEMAINE 3450 (VG)

Agent Comments

- - -

Price: \$525,000
Method: Sale
Date: 09/11/2016
Rooms: -
Property Type: House (Res)
Land Size: 763 sqm approx



5 Wimble St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 2 2

Price: \$520,000
Method: Private Sale
Date: 20/01/2017
Rooms: -
Property Type: House
Land Size: 1012 sqm approx



10 MacIise St CASTLEMAINE 3450 (REI/VG)

Agent Comments

4 2 2

Price: \$510,000
Method: Private Sale
Date: 23/11/2016
Rooms: 6
Property Type: House
Land Size: 617 sqm approx