

### Statement of Information

Genevieve Cantwell 03 54721133 0418362270 genevieve@cantwellproperty.com.au

# 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 andpostcode

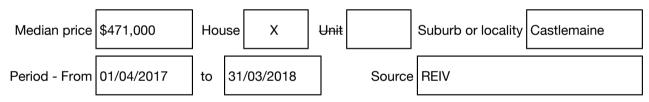
10 Adams Street, Castlemaine Vic 3450

#### Indicative selling price

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

Single price \$495,000

#### Median sale price



#### 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	17 Duke St CASTLEMAINE 3450	\$519,000	10/04/2018
2	20 Montgomery St CASTLEMAINE 3450	\$515,000	26/02/2018
3	5 Britton St CASTLEMAINE 3450	\$490,000	13/02/2018

#### OR

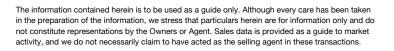
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

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propertydata

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Rooms: Property Type: House Land Size: 820 sqm approx Agent Comments

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> **Indicative Selling Price** \$495,000 **Median House Price** Year ending March 2018: \$471,000

## **Comparable Properties**



17 Duke St CASTLEMAINE 3450 (REI)



Price: \$519,000 Method: Private Sale Date: 10/04/2018 Rooms: 6 Property Type: House Agent Comments



20 Montgomery St CASTLEMAINE 3450 (REI) Agent Comments



Price: \$515.000 Method: Private Sale Date: 26/02/2018 Rooms: -Property Type: House



5 Britton St CASTLEMAINE 3450 (REI/VG)

**1** 1

Agent Comments

3 Price: \$490,000 Method: Private Sale

Date: 13/02/2018 Rooms: -Property Type: House Land Size: 1010 sqm approx

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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.