









Rooms:

Property Type: Hobby Farm < 20

ha (Rur)

Land Size: 7360 sqm Agent Comments Indicative Selling Price \$370,000 - \$395,000 Median House Price March quarter 2017: \$503,750

Due to lack of comparable evidence we went back to July 2013

Comparable Properties

17 Burnett Rd CASTLEMAINE 3450 (VG)

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Price: \$370,000 Method: Sale Date: 02/04/2014

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 7360 sqm

Agent Comments



53 Wilkie St CASTLEMAINE 3450 (REI/VG)

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Agent Comments



Rooms: -

Property Type: Land Land Size: 15378 sqm



46a Reckleben St CASTLEMAINE 3450 (REI)





Agent Comments

Price: \$315,000 **Method:** Private Sale **Date:** 10/07/2013

Rooms: -

Property Type: Land Land Size: 7000 sqm

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





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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	17 Burnett Road, Castlemaine Vic 3450
Including suburb or	
locality andpostcode	

Indicative selling price

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

Range between \$370,	000 &	\$395,000	
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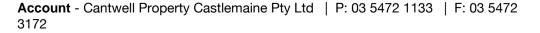
Median sale price

Median price	\$503,750	Н	ouse X	Suburb or lo	cality	Castlemaine	
Period - From	01/01/2017	to	31/03/2017	Source	REIV		

Comparable property sales

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
17 Burnett Rd CASTLEMAINE 3450	\$370,000	02/04/2014
53 Wilkie St CASTLEMAINE 3450	\$320,000	22/07/2014
46a Reckleben St CASTLEMAINE 3450	\$315,000	10/07/2013







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