



**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)**

**Agent Comments**



**Price:** \$370,000  
**Method:** Sale  
**Date:** 02/04/2014  
**Rooms:** -  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 7360 sqm



**53 Wilkie St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**



**Price:** \$320,000  
**Method:** Private Sale  
**Date:** 22/07/2014  
**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

## 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

17 Burnett Road, Castlemaine Vic 3450

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$370,000

&amp;

\$395,000

**Median sale price**

Median price \$503,750

House

X

Suburb or locality

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