



Rooms:

Property Type: House Land Size: 3964 sqm **Agent Comments** 

**Indicative Selling Price** \$1,000,000 - \$1,100,000 **Median House Price** March quarter 2017: \$503,750

# Comparable Properties



13-15 Hall St CASTLEMAINE 3450 (REI)

Price: \$1,175,000 Method: Private Sale Date: 13/07/2016 Rooms: 6

Property Type: House

Land Size: 1720 sqm

45 Farnsworth St CASTLEMAINE 3450 (REI)



Price: \$1,055,000 Method: Private Sale Date: 21/04/2017

Rooms: -

Property Type: House

**Agent Comments** 

Agent Comments



9 Mitchell Pde CASTLEMAINE 3450 (REI/VG)





Price: \$933,500 Method: Private Sale Date: 27/10/2016 Rooms: 5

Property Type: House Land Size: 5270 sqm

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



# 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	22 Blakeley 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 \$1,000,000	&	\$1,100,000
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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
13-15 Hall St CASTLEMAINE 3450	\$1,175,000	13/07/2016
45 Farnsworth St CASTLEMAINE 3450	\$1,055,000	21/04/2017
9 Mitchell Pde CASTLEMAINE 3450	\$933,500	27/10/2016

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