## 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

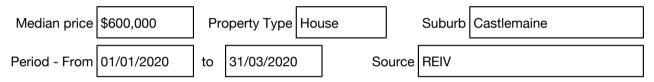
19-21 Reckleben Street, Castlemaine Vic 3450

#### Indicative selling price

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Single price \$620,000

#### 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 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
1	8/19 Reckleben St CASTLEMAINE 3450	\$662,718	18/05/2018
2	1a Goldsmith Cr CASTLEMAINE 3450	\$635,000	11/07/2019
3	107d Gingell St CASTLEMAINE 3450	\$515,000	27/06/2019

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 18 months.

This Statement of Information was prepared on:

15/07/2020 12:01









Rooms: 4 Property Type: Flat/Unit/Apartment (Res) Land Size: 122.2sqm sqm approx Agent Comments Genevieve Cantwell 03 54721133 0418362270 genevieve@cantwellproperty.com.au

> Indicative Selling Price \$620,000 Median House Price March guarter 2020: \$600,000

# **Comparable Properties**



Agent Comments



Price: \$662,718 Method: Sale Date: 18/05/2018 Property Type: Flat/Unit/Apartment (Res)



1a Goldsmith Cr CASTLEMAINE 3450 (REI/VG) Agent Comments



Price: \$635,000 Method: Private Sale Date: 11/07/2019 Rooms: 3 Property Type: House Land Size: 347 sqm approx



107d Gingell St CASTLEMAINE 3450 (REI/VG) Agent Comments



Price: \$515,000 Method: Private Sale Date: 27/06/2019 Rooms: 3 Property Type: House Land Size: 249 sqm approx

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.