

## 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

20 Montgomery Street, 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 \$495,000

&amp;

\$520,000

**Median sale price**

Median price \$485,000

House

X

Unit

Suburb or locality

Castlemaine

Period - From 01/10/2017

to

31/12/2017

Source REIV

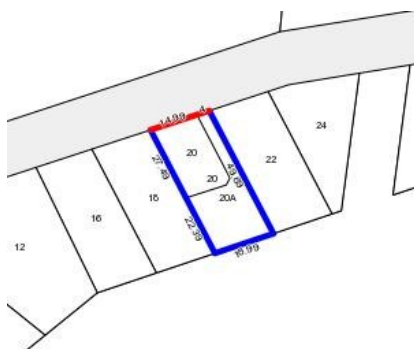
**Comparable property sales (\*Delete A or B below as applicable)**

- 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	47 Mcgrath St CASTLEMAINE 3450	\$530,000	27/10/2017
2	7 Rowe St CASTLEMAINE 3450	\$500,000	23/01/2018
3	2/78 Kennedy St CASTLEMAINE 3450	\$495,000	07/09/2017

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.



3 1+ 1

**Rooms:** 4

**Property Type:**

Agent Comments

**Indicative Selling Price**

\$495,000 - \$520,000

**Median House Price**

December quarter 2017: \$485,000

## Comparable Properties



**47 Mcgrath St CASTLEMAINE 3450 (REI)**

Agent Comments

3 2 2

**Price:** \$530,000

**Method:** Private Sale

**Date:** 27/10/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 712 sqm approx



**7 Rowe St CASTLEMAINE 3450 (REI)**

Agent Comments

3 1 1

**Price:** \$500,000

**Method:** Private Sale

**Date:** 23/01/2018

**Rooms:** 5

**Property Type:** House



**2/78 Kennedy St CASTLEMAINE 3450 (REI)**

Agent Comments

2 1 1

**Price:** \$495,000

**Method:** Private Sale

**Date:** 07/09/2017

**Rooms:** 3

**Property Type:** Townhouse (Single)

**Land Size:** 100 sqm approx