



STATEMENT OF INFORMATION

56A URQUHART STREET, CASTLEMAINE, VIC 3450

PREPARED BY DI SELWOOD, BENDIGO PROPERTY PLUS, PHONE: 0488 148 358

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



56A URQUHART STREET, CASTLEMAINE,  3  1  2

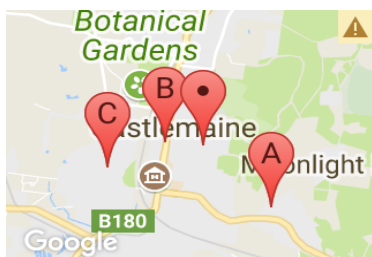
Indicative Selling Price

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

Price Range: **\$424,000 to \$469,000**

Provided by: Di Selwood, Bendigo Property Plus

MEDIAN SALE PRICE



CASTLEMAINE, VIC, 3450

Suburb Median Sale Price (House)

\$440,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



10 MONTGOMERY ST, CASTLEMAINE, VIC  3  1  2

Sale Price

***\$460,000**

Sale Date: 24/11/2017

Distance from Property: 1.3km



293 BARKER ST, CASTLEMAINE, VIC 3450  3  1  1

Sale Price

***\$415,000**

Sale Date: 19/08/2017

Distance from Property: 509m



61 FARNSWORTH ST, CASTLEMAINE, VIC 3450  3  1  2

Sale Price

\$465,000

Sale Date: 21/12/2016

Distance from Property: 1.3km



This report has been compiled on 30/11/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

56A URQUHART STREET, CASTLEMAINE, VIC 3450

Indicative selling price

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

Price Range: \$424,000 to \$469,000

Median sale price

Median price

\$440,000

House

Unit

Suburb

CASTLEMAINE

Period

01 October 2016 to 30 September 2017

Source

 pricfinder

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
10 MONTGOMERY ST, CASTLEMAINE, VIC 3450	*\$460,000	24/11/2017
293 BARKER ST, CASTLEMAINE, VIC 3450	*\$415,000	19/08/2017
61 FARNSWORTH ST, CASTLEMAINE, VIC 3450	\$465,000	21/12/2016