

# 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 andpostcode

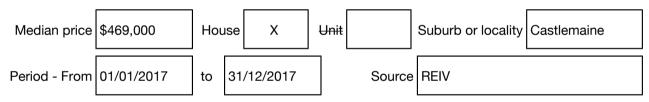
30c North Street, Castlemaine Vic 3450

## Indicative selling price

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

Single price \$579,000

#### 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 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	77 Hargraves St CASTLEMAINE 3450	\$565,000	01/12/2017
2	93 Farnsworth St CASTLEMAINE 3450	\$540,000	13/06/2017
3	47 Mcgrath St CASTLEMAINE 3450	\$530,000	27/10/2017

#### 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.

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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.







Rooms: Property Type: Land Agent Comments Indicative Selling Price \$579,000 Median House Price Year ending December 2017: \$469,000

# **Comparable Properties**

77 Hargraves St CASTLEMAINE 3450 (REI) 2 1 2 2 Price: \$565,000 Method: Private Sale Date: 01/12/2017 Rooms: 3 Property Type: House Land Size: 295 sqm approx	Agent Comments
93 Farnsworth St CASTLEMAINE 3450 (REI/VG) 3 2 2 2 Price: \$540,000 Method: Private Sale Date: 13/06/2017 Rooms: 6 Property Type: House Land Size: 606 sqm approx	Agent Comments
47 Mcgrath St CASTLEMAINE 3450 (REI) → 3 → 2 → 2 Price: \$530,000 Method: Private Sale Date: 27/10/2017 Rooms: 5 Property Type: House Land Size: 712 sqm approx	Agent Comments

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REIV

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