

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8/16 Greenhill Avenue, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$395,000

Median sale price

Median price

\$390,000

Property Type

Unit

Suburb

Castlemaine

Period - From

04/08/2019

to

03/08/2020

Source

REIV

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 | 4/31 Berkeley St CASTLEMAINE 3450 | \$412,000 | 03/06/2020 |
| 2 | 4/4 Union St CASTLEMAINE 3450 | \$409,000 | 20/03/2020 |
| 3 | 1/31 Berkeley St CASTLEMAINE 3450 | \$390,000 | 20/07/2020 |

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

04/08/2020 12:01



2 1 1

Rooms: 4
Property Type: Unit
Land Size: 198 sqm approx
Agent Comments

Indicative Selling Price
\$395,000

Median Unit Price
04/08/2019 - 03/08/2020: \$390,000

Comparable Properties



4/31 Berkeley St CASTLEMAINE 3450 (REI)

Agent Comments

2 1 1

Price: \$412,000
Method: Private Sale
Date: 03/06/2020
Rooms: 4
Property Type: Unit



4/4 Union St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 1 1

Price: \$409,000
Method: Private Sale
Date: 20/03/2020
Rooms: 4
Property Type: Unit



1/31 Berkeley St CASTLEMAINE 3450 (REI)

Agent Comments

2 1 1

Price: \$390,000
Method: Private Sale
Date: 20/07/2020
Rooms: 3
Property Type: House
Land Size: 160 sqm approx