## Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 8/16 Greenhill Avenue, Castlemaine Vic 3450

#### Indicative selling price

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Single price \$395,000

#### Median sale price

Median price	\$390,000	Pro	perty Type Uni	t		Suburb	Castlemaine
Period - From	04/08/2019	to	03/08/2020	So	urce	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.

Ado	dress 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



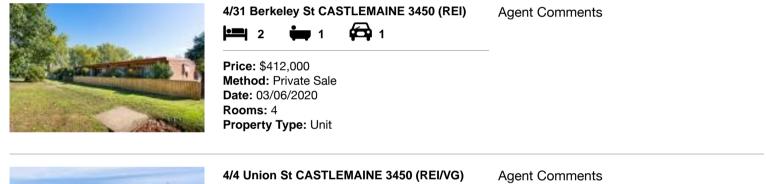






Rooms: 4 Property Type: Unit Land Size: 198 sqm approx Agent Comments Indicative Selling Price \$395,000 Median Unit Price 04/08/2019 - 03/08/2020: \$390,000

# **Comparable Properties**





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



1/31 Berkeley St CASTLEMAINE 3450 (REI) Age

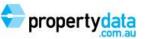
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Agent Comments

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