

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

3/8 Halford Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$379,000

Median sale price

Median price

\$392,500

Property Type

Unit

Suburb

Castlemaine

Period - From

01/07/2019

to

30/06/2020

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 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 |
|---|--------------------------------------|-----------|--------------|
| 1 | 3/9 Moscript St CAMPBELLS CREEK 3451 | \$395,000 | 10/07/2020 |
| 2 | 1/31 Berkeley St CASTLEMAINE 3450 | \$390,000 | 20/07/2020 |
| 3 | 8/16 Greenhill Av CASTLEMAINE 3450 | \$380,000 | 01/09/2020 |

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 18 months.~~

This Statement of Information was prepared on:

05/10/2020 10:22

3/8 Halford Street, Castlemaine Vic 3450



Genevieve Cantwell

03 54721133

0418362270

genevieve@cantwellproperty.com.au

Indicative Selling Price

\$379,000

Median Unit Price

Year ending June 2020: \$392,500



2 1 1

Rooms: 4

Property Type: Townhouse

Land Size: 234 sqm approx

Agent Comments

Comparable Properties



3/9 Moscript St CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments

2 1 3

Price: \$395,000

Method: Private Sale

Date: 10/07/2020

Rooms: 3

Property Type: Unit



1/31 Berkeley St CASTLEMAINE 3450 (REI/VG)

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



8/16 Greenhill Av CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 1 1

Price: \$380,000

Method: Private Sale

Date: 01/09/2020

Property Type: Unit

Land Size: 198 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.