## 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		

Single price \$379,000

#### Median sale price

Median price	\$392,500	Pro	perty Type Unit	t		Suburb	Castlemaine
Period - From	01/07/2019	to	30/06/2020	Sou	urce	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.

Add	dress 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



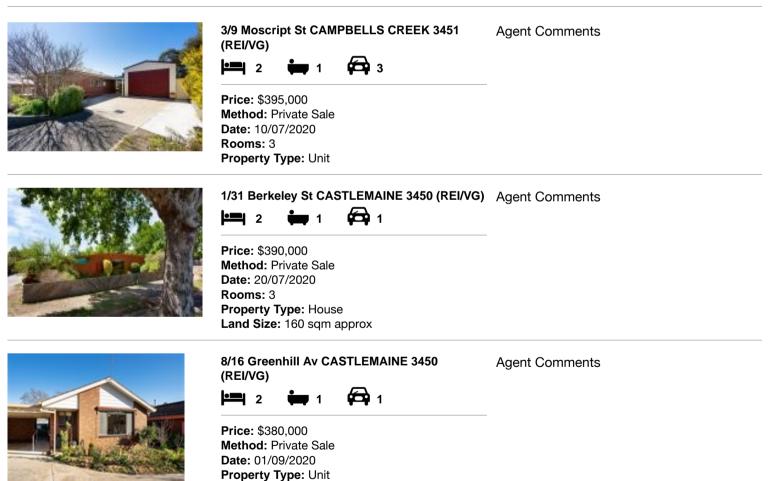




Rooms: 4 Property Type: Townhouse Land Size: 234 sqm approx Agent Comments Genevieve Cantwell 03 54721133 0418362270 genevieve@cantwellproperty.com.au

> Indicative Selling Price \$379,000 Median Unit Price Year ending June 2020: \$392,500

# **Comparable Properties**



Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172

Land Size: 198 sqm approx



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.