

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for saleAddress
Including suburb or
locality and postcode

11 Montgomery Street, Castlemaine Vic 3450

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$590,000

&

\$600,000

Median sale price

Median price

\$455,000

House

X

Unit

Suburb or locality

Castlemaine

Period - From

01/04/2017

to

30/06/2017

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 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	24 Sawmill Rd CASTLEMAINE 3450	\$649,000	17/07/2017
2	16 Vanstan Rd CASTLEMAINE 3450	\$640,000	23/05/2016
3	9 Montgomery St CASTLEMAINE 3450	\$605,000	01/06/2016

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.



2 1

Rooms: 3

Property Type: House

Land Size: 12000 sqm approx

Agent Comments

Indicative Selling Price

\$590,000 - \$600,000

Median House Price

June quarter 2017: \$455,000

Comparable Properties



24 Sawmill Rd CASTLEMAINE 3450 (REI)

Agent Comments

6 2 4

Price: \$649,000

Method: Private Sale

Date: 17/07/2017

Rooms: -

Property Type: House



16 Vanstan Rd CASTLEMAINE 3450 (REI)

Agent Comments

4 2 4

Price: \$640,000

Method: Private Sale

Date: 23/05/2016

Rooms: 5

Property Type: House

Land Size: 16188 sqm approx

9 Montgomery St CASTLEMAINE 3450 (VG)

Agent Comments

3 - -

Price: \$605,000

Method: Sale

Date: 01/06/2016

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 9000 sqm approx