

Genevieve Cantwell
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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	fered	for	sale
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Address	12 Adams Street, Castlemaine Vic 3450
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price \$435,000

Median sale price

Median price	\$510,000	Hou	ise X	Unit		Suburb or locality	Castlemaine
Period - From	01/04/2018	to	30/06/2018		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

	are on the same property		2000 01 0010
1	28 Hunter St CASTLEMAINE 3450	\$498,000	13/04/2018
2	10 Adams St CASTLEMAINE 3450	\$495,000	12/06/2018
3	55 Urquhart St CASTLEMAINE 3450	\$470,000	16/08/2018

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.

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Price

Date of sale

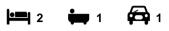
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> **Indicative Selling Price** \$435,000 **Median House Price** June quarter 2018: \$510,000





Rooms: 6

Property Type: House (Previously

Occupied - Detached) Land Size: 870 sqm approx

Agent Comments

Comparable Properties



28 Hunter St CASTLEMAINE 3450 (REI/VG)



Price: \$498,000 Method: Private Sale Date: 13/04/2018

Rooms: 4

Property Type: House Land Size: 303 sqm approx

10 Adams St CASTLEMAINE 3450 (REI/VG)

4 2





Price: \$495,000 Method: Private Sale Date: 12/06/2018

Rooms: 3

Property Type: House Land Size: 820 sqm approx

55 Urquhart St CASTLEMAINE 3450 (REI)







Method: Sold Before Auction

Date: 16/08/2018

Rooms: 4

Property Type: House (Res) Land Size: 580 sqm approx





Price: \$470,000

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Agent Comments

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