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Rooms:
Property Type: House
Land Size: 602 sqm approx
Agent Comments

Indicative Selling Price
\$495,000
Median House Price
March quarter 2017: \$503,750

Comparable Properties



8 Maclise St CASTLEMAINE 3450 (REI/VG)

Agent Comments

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Price: \$490,000
Method: Private Sale
Date: 05/10/2016
Rooms: 6
Property Type: House
Land Size: 557 sqm approx



28 Bull St CASTLEMAINE 3450 (VG)

Agent Comments

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Price: \$450,000
Method: Sale
Date: 23/09/2016
Rooms: -
Property Type: House (Res)
Land Size: 925 sqm approx



32 Myring St CASTLEMAINE 3450 (REI)

Agent Comments

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Price: \$432,000
Method: Private Sale
Date: 02/05/2017
Rooms: -
Property Type: House

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 Vincent Street, Castlemaine Vic 3450

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

Single price \$495,000

Median sale price

Median price \$503,750

House

X

Suburb or locality

Castlemaine

Period - From 01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

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
8 Maclise St CASTLEMAINE 3450	\$490,000	05/10/2016
28 Bull St CASTLEMAINE 3450	\$450,000	23/09/2016
32 Myring St CASTLEMAINE 3450	\$432,000	02/05/2017