

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	17 Gaulton Street, Castlemaine Vic 3450
Including suburb or	
locality andpostcode	

Indicative selling price

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

Range between	\$1,000,000	&	\$1,100,000

Median sale price

Median price	\$455,000	Hou	ıse 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.

Add	dress of comparable property	Price	Date of sale
1	22 Blakeley Rd CASTLEMAINE 3450	\$1,103,500	05/07/2017
2	45 Farnsworth St CASTLEMAINE 3450	\$1,055,000	21/04/2017
3	188 Hargraves St CASTLEMAINE 3450	\$975,000	12/04/2017

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.

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





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Rooms:

Property Type: House (Previously

Occupied - Detached) **Land Size:** 1554 sqm approx

Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price June quarter 2017: \$455,000

Comparable Properties



22 Blakeley Rd CASTLEMAINE 3450 (REI)

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Price: \$1,103,500 **Method:** Private Sale **Date:** 05/07/2017

Rooms: -

Property Type: House

Agent Comments



45 Farnsworth St CASTLEMAINE 3450

(REI/VG)

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Agent Comments

Price: \$1,055,000 **Method:** Private Sale **Date:** 21/04/2017

Rooms: -

Property Type: House Land Size: 3029 sqm approx

188 Hargraves St CASTLEMAINE 3450 (REI)

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Price: \$975,000 Method: Private Sale Date: 12/04/2017

Rooms: 6

Property Type: House

Land Size: 1023 sqm approx

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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.

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Agent Comments