

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

17 Gaulton Street, Castlemaine Vic 3450

Indicative selling priceFor 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

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	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.



 4  - 

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)

Agent Comments

 5  2  -

Price: \$1,103,500

Method: Private Sale

Date: 05/07/2017

Rooms: -

Property Type: House



45 Farnsworth St CASTLEMAINE 3450 (REI/VG)

Agent Comments

 3  2  2

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)

Agent Comments

 4  2  3

Price: \$975,000

Method: Private Sale

Date: 12/04/2017

Rooms: 6

Property Type: House

Land Size: 1023 sqm approx