

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	15 Landseer Street, Castlemaine Vic 3450
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Indicative selling price

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

Single price	\$495,000
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Median sale price

Median price	\$510,000	House	X	Unit		Suburb or locality	Castlemaine
Period - From	01/01/2018	to	31/03/2018	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	Price	Date of sale
1	25 Landseer St CASTLEMAINE 3450	\$475,000	30/05/2018
2	8 Landseer St CASTLEMAINE 3450	\$455,000	15/03/2017
3	5 Landseer St CASTLEMAINE 3450	\$440,000	19/12/2017

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.



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Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 1012 sqm approx
Agent Comments

Indicative Selling Price
\$495,000
Median House Price
March quarter 2018: \$510,000

Comparable Properties



25 Landseer St CASTLEMAINE 3450 (REI)

3 1 2

Agent Comments
Clad weatherboard.

Price: \$475,000
Method: Private Sale
Date: 30/05/2018
Rooms: 4
Property Type: House
Land Size: 1052 sqm approx



8 Landseer St CASTLEMAINE 3450 (VG)

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Agent Comments
Smaller block.

Price: \$455,000
Method: Sale
Date: 15/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 916 sqm approx



5 Landseer St CASTLEMAINE 3450 (REI/VG)

3 1 2

Agent Comments

Price: \$440,000
Method: Private Sale
Date: 19/12/2017
Rooms: 4
Property Type: House
Land Size: 1050 sqm approx