

## 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

3/32 Ray Street, Castlemaine Vic 3450

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$380,000

**Median sale price**Median price \$485,000 House ☒ Unit ☐ Suburb or locality Castlemaine

Period - From 01/10/2017 to 31/12/2017 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 | 35a Greenhill Av CASTLEMAINE 3450 | \$387,500 | 25/10/2017   |
| 2 | 3/15 BERKELEY St CASTLEMAINE 3450 | \$382,500 | 01/08/2017   |
| 3 | 3/28 Berkeley St CASTLEMAINE 3450 | \$375,000 | 08/06/2017   |

**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.

3/32 Ray Street, Castlemaine Vic 3450



Genevieve Cantwell

03 54721133

0418362270

genevieve@cantwellproperty.com.au

**Indicative Selling Price**

\$380,000

**Median House Price**

December quarter 2017: \$485,000



3 1 0

**Rooms:** 4

**Property Type:** House

**Land Size:** 300 sqm approx

Agent Comments

## Comparable Properties



**35a Greenhill Av CASTLEMAINE 3450 (REI)**

Agent Comments

2 1 1

**Price:** \$387,500

**Method:** Private Sale

**Date:** 25/10/2017

**Rooms:** 4

**Property Type:** Townhouse (Single)

**Land Size:** 355 sqm approx



**3/15 BERKELEY St CASTLEMAINE 3450 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$382,500

**Method:** Private Sale

**Date:** 01/08/2017

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 235 sqm approx



**3/28 Berkeley St CASTLEMAINE 3450 (REI/VG)** Agent Comments

2 1 1

**Price:** \$375,000

**Method:** Private Sale

**Date:** 08/06/2017

**Rooms:** 3

**Property Type:** Townhouse (Single)

**Land Size:** 240 sqm approx