



STATEMENT OF INFORMATION

55 JOHNSTONE STREET, CASTLEMAINE, VIC 3450

PREPARED BY DI SELWOOD, BENDIGO PROPERTY PLUS, PHONE: 0488 148 358

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



55 JOHNSTONE STREET, CASTLEMAINE,  2  1  1

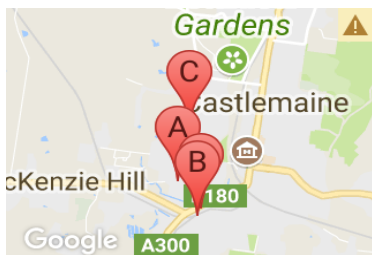
Indicative Selling Price

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

Price Range: \$268,000 to \$296,000

Provided by: Di Selwood, Bendigo Property Plus

MEDIAN SALE PRICE



CASTLEMAINE, VIC, 3450

Suburb Median Sale Price (House)

\$440,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



24 RAY ST, CASTLEMAINE, VIC 3450

 2  1  -

Sale Price

\$279,000

Sale Date: 05/04/2017

Distance from Property: 494m



1 GAINSBOROUGH ST, CASTLEMAINE, VIC

 2  1  1

Sale Price

\$280,000

Sale Date: 07/03/2017

Distance from Property: 119m



4 WOODMAN ST, CASTLEMAINE, VIC 3450

 2  1  1

Sale Price

\$284,881

Sale Date: 11/01/2017

Distance from Property: 1.2km



This report has been compiled on 10/11/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

55 JOHNSTONE STREET, CASTLEMAINE, VIC 3450

Indicative selling price

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

Price Range:

\$268,000 to \$296,000

Median sale price

Median price

\$440,000

House

X

Unit


Suburb

CASTLEMAINE

Period

01 October 2016 to 30 September 2017

Source



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
24 RAY ST, CASTLEMAINE, VIC 3450	\$279,000	05/04/2017
1 GAINSBOROUGH ST, CASTLEMAINE, VIC 3450	\$280,000	07/03/2017
4 WOODMAN ST, CASTLEMAINE, VIC 3450	\$284,881	11/01/2017