

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

13 Farrell Avenue, Castlemaine Vic 3450

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$679,000

Median sale price

Median price \$510,000 House X Unit Suburb or locality Castlemaine

Period - From 01/04/2018 to 30/06/2018 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	52 Parker St CASTLEMAINE 3450	\$700,000	05/07/2018
2	48 William St CASTLEMAINE 3450	\$698,000	08/05/2018
3	8 Goldsmith Cr CASTLEMAINE 3450	\$685,000	30/05/2018

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  1  2

Rooms: 6

Property Type: House (Previously Occupied - Detached)

Land Size: 1041 sqm approx

Agent Comments

Comparable Properties



52 Parker St CASTLEMAINE 3450 (REI)

Agent Comments

 4  1  2

Price: \$700,000

Method: Private Sale

Date: 05/07/2018

Rooms: 5

Property Type: House

Land Size: 870 sqm approx



48 William St CASTLEMAINE 3450 (REI/VG)

Agent Comments

 4  2  1

Price: \$698,000

Method: Private Sale

Date: 08/05/2018

Rooms: 6

Property Type: House

Land Size: 628 sqm approx



8 Goldsmith Cr CASTLEMAINE 3450 (REI)

Agent Comments

 4  1  -

Price: \$685,000

Method: Private Sale

Date: 30/05/2018

Rooms: 5

Property Type: House

Land Size: 970 sqm approx