

Genevieve Cantwell
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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property offered for sale
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Address	13 Farrell Avenue, Castlemaine Vic 3450
Including suburb or	, and the second se
locality andpostcode	

#### Indicative selling price

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

Single price	\$679,000
Single price	\$679,000

#### Median sale price

Median price	\$510,000	Hou	ise 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

	are on the same property		2410 01 0410
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.

**Account** - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172





Price

Date of sale

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> **Indicative Selling Price** \$679,000 **Median House Price** June quarter 2018: \$510,000





Rooms: 6

Property Type: House (Previously

Occupied - Detached) Land Size: 1041 sqm approx

Agent Comments

# Comparable Properties



52 Parker St CASTLEMAINE 3450 (REI)





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)







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)







Price: \$685,000 Method: Private Sale Date: 30/05/2018

Rooms: 5

Property Type: House Land Size: 970 sqm approx

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3172



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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