

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/139 Hargraves Street, Castlemaine Vic 3450

Indicative selling price

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

Range between \$480,000 & \$490,000

Median sale price

Median price \$395,000 Property Type Unit Suburb Castlemaine

Period - From 19/02/2019 to 18/02/2020 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	15 Roderick St CASTLEMAINE 3450	\$520,000	04/05/2019
2	107d Gingell St CASTLEMAINE 3450	\$515,000	27/06/2019
3	98b Lyttleton St CASTLEMAINE 3450	\$455,000	20/09/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

19/02/2020 15:36



2 1 3

Property Type: House
Land Size: 347 sqm approx
Agent Comments

Indicative Selling Price

\$480,000 - \$490,000

Median Unit Price

19/02/2019 - 18/02/2020: \$395,000

Comparable Properties



15 Roderick St CASTLEMAINE 3450 (REI/VG) **Agent Comments**

3 1 2

Price: \$520,000
Method: Private Sale
Date: 04/05/2019
Rooms: 4
Property Type: House
Land Size: 420 sqm approx



107d Gingell St CASTLEMAINE 3450 (REI/VG) **Agent Comments**

2 1 1

Price: \$515,000
Method: Private Sale
Date: 27/06/2019
Rooms: 3
Property Type: House
Land Size: 249 sqm approx



98b Lyttleton St CASTLEMAINE 3450 (REI/VG) **Agent Comments**

2 2 1

Price: \$455,000
Method: Private Sale
Date: 20/09/2019
Property Type: House
Land Size: 350 sqm approx