

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 andpostcode

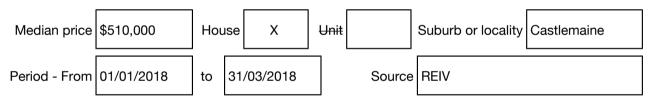
4 Lyttleton Avenue, Castlemaine Vic 3450

Indicative selling price

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

Range between	\$700,000	&	\$720,000

Median sale price



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	155 Barker St CASTLEMAINE 3450	\$745,000	11/04/2017
2	55 Hargraves St CASTLEMAINE 3450	\$722,500	13/11/2017
3	51 Hargraves St CASTLEMAINE 3450	\$538,000	07/02/2017

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.

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

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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.

4 Lyttleton Avenue, Castlemaine Vic 3450







Rooms: 5 Property Type: House (Res) Land Size: 360 sqm approx Agent Comments Indicative Selling Price \$700,000 - \$720,000 Median House Price March quarter 2018: \$510,000

Comparable Properties



155 Barker St CASTLEMAINE 3450 (REI/VG)



Price: \$745,000 Method: Private Sale Date: 11/04/2017 Rooms: 5 Property Type: Townhouse (Single) Land Size: 240 sqm approx



55 Hargraves St CASTLEMAINE 3450 (REI/VG) Agent Comments



Price: \$722,500 Method: Private Sale Date: 13/11/2017 Rooms: 5 Property Type: House Land Size: 539 sqm approx



51 Hargraves St CASTLEMAINE 3450 (REI/VG) Agent Comments



Price: \$538,000 Method: Private Sale Date: 07/02/2017 Rooms: -Property Type: House Land Size: 279 sqm approx

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Agent Comments