

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

4 Lyttleton Avenue, Castlemaine Vic 3450

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

Range between \$700,000

&

\$720,000

Median sale price

Median price \$510,000

House

X

Unit

Suburb or locality

Castlemaine

Period - From 01/01/2018

to

31/03/2018

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 | 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.



 2  2  1

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) **Agent Comments**

 3  1  -

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**

 3  2  2

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**

 2  2  -

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