

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

12 Gainsborough Street, Castlemaine Vic 3450

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

Single price \$628,000

Median sale priceMedian price \$469,000 House ☒ Unit ☐ Suburb or locality Castlemaine

Period - From 01/01/2017 to 31/12/2017 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	53 Fletcher St CASTLEMAINE 3450	\$692,000	06/02/2018
2	91 Gingell St CASTLEMAINE 3450	\$590,000	05/12/2017
3	12 Landseer St CASTLEMAINE 3450	\$561,000	17/10/2017

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.



 3  1  2

Rooms:

Property Type: House

Land Size: 1031 sqm approx

Agent Comments

Comparable Properties



53 Fletcher St CASTLEMAINE 3450 (REI)

Agent Comments

 3  1  1

Price: \$692,000

Method: Private Sale

Date: 06/02/2018

Rooms: -

Property Type: House



91 Gingell St CASTLEMAINE 3450 (REI/VG)

Agent Comments

 3  2  2

Price: \$590,000

Method: Private Sale

Date: 05/12/2017

Rooms: -

Property Type: House

Land Size: 1180 sqm approx



12 Landseer St CASTLEMAINE 3450 (REI/VG)

Agent Comments

 3  1  2

Price: \$561,000

Method: Private Sale

Date: 17/10/2017

Rooms: 4

Property Type: House

Land Size: 750 sqm approx