

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

91 Gingell Street, Castlemaine Vic 3450

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

Single price \$589,000

Median sale priceMedian price \$459,000 House ☒ Unit ☐ Suburb or locality Castlemaine

Period - From 01/07/2017 to 30/09/2017 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	75 Brown St CASTLEMAINE 3450	\$585,000	14/08/2017
2	117 Farnsworth St CASTLEMAINE 3450	\$532,500	21/08/2017
3	53 Farnsworth St CASTLEMAINE 3450	\$528,000	09/05/2017

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 2 2

Rooms:
Property Type: House (Res)
Land Size: 1200 sqm approx
Agent Comments

Indicative Selling Price
 \$589,000
Median House Price
 September quarter 2017: \$459,000

Comparable Properties



75 Brown St CASTLEMAINE 3450 (REI)

Agent Comments

4 2 3

Price: \$585,000
Method: Private Sale
Date: 14/08/2017
Rooms: 6
Property Type: House
Land Size: 1500 sqm approx



117 Farnsworth St CASTLEMAINE 3450 (REI)

Agent Comments

3 1 2

Price: \$532,500
Method: Private Sale
Date: 21/08/2017
Rooms: -
Property Type: House



53 Farnsworth St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 1

Price: \$528,000
Method: Private Sale
Date: 09/05/2017
Rooms: 4
Property Type: House
Land Size: 1248 sqm approx