

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

Indicative selling price

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

Single price

Median sale price

Median price

Property Type

Suburb

Period - From

to

Source

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 18 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	1 Murphy St CASTLEMAINE 3450	\$535,000	07/08/2019
2	178 Duke St CASTLEMAINE 3450	\$505,000	29/04/2019
3	2 Midland Hwy CASTLEMAINE 3450	\$465,000	06/03/2019

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 18 months.~~

This Statement of Information was prepared on:



3 1

Rooms: 5
Property Type: House (Previously Occupied - Detached)
Land Size: 1012 sqm approx
Agent Comments

Indicative Selling Price
\$500,000
Median House Price
September quarter 2019: \$493,500

Comparable Properties



1 Murphy St CASTLEMAINE 3450 (REI/VG) **Agent Comments**

2 1 2

Price: \$535,000
Method: Private Sale
Date: 07/08/2019
Rooms: 4
Property Type: House
Land Size: 828 sqm approx



178 Duke St CASTLEMAINE 3450 (REI/VG) **Agent Comments**

4 1 -

Price: \$505,000
Method: Private Sale
Date: 29/04/2019
Rooms: 6
Property Type: House



2 Midland Hwy CASTLEMAINE 3450 (REI/VG) **Agent Comments**

3 2 2

Price: \$465,000
Method: Private Sale
Date: 06/03/2019
Rooms: 5
Property Type: House
Land Size: 1800 sqm approx