





Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 643 sqm Agent Comments

**Indicative Selling Price** \$419,000 **Median House Price** Year ending March 2017: \$452,500

# Comparable Properties



6 Domain Dr CASTLEMAINE 3450 (REI/VG)

**2** 

Price: \$440,000 Method: Private Sale Date: 23/07/2016 Rooms: 3

Property Type: House Land Size: 350 sqm

**Agent Comments** 

Agent Comments

Agent Comments



65 Brown St CASTLEMAINE 3450 (REI/VG)

**--** 2



Price: \$395,000 Method: Private Sale Date: 13/10/2016

Rooms: 3

Property Type: House Land Size: 560 sqm

8 Yurunga Dr MCKENZIE HILL 3451 (VG)

**=** 3

Price: \$390,000 Method: Sale Date: 05/02/2017 Rooms: -

Property Type: House (Res)

Land Size: 881 sqm

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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.



### 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	1 Park View Close, Castlemaine Vic 3450
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$452,500	Н	ouse	Х	Suburb or loc	cality	Castlemaine
Period - From	01/04/2016	to	31/03	3/2017	Source	REI	1

#### Comparable property sales

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
6 Domain Dr CASTLEMAINE 3450	\$440,000	23/07/2016
65 Brown St CASTLEMAINE 3450	\$395,000	13/10/2016
8 Yurunga Dr MCKENZIE HILL 3451	\$390,000	05/02/2017

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