

#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
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Address	4/6 Maltby Drive, Castlemaine Vic 3450
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

Range between	\$415,000	&	\$430,000

#### Median sale price

Median price	\$510,000	Hou	ise 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	2/30 Wheeler St CASTLEMAINE 3450	\$445,000	30/04/2018
2	8/23 Campbell St CASTLEMAINE 3450	\$420,000	26/02/2018
3	20a Yeats St CASTLEMAINE 3450	\$380,000	04/04/2018

#### 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.

**Account** - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172





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Rooms: 4

Property Type: Unit

Land Size: 398 sqm approx

**Agent Comments** 

Indicative Selling Price \$415,000 - \$430,000 Median House Price March quarter 2018: \$510,000

### Comparable Properties



2/30 Wheeler St CASTLEMAINE 3450 (REI)

**-**2





**Price:** \$445,000 **Method:** Private Sale **Date:** 30/04/2018

Rooms: 3

**Property Type:** House **Land Size:** 270 sqm approx

**Agent Comments** 

Agent Comments



8/23 Campbell St CASTLEMAINE 3450

(REI/VG)

**--** 2





**Price:** \$420,000 **Method:** Private Sale **Date:** 26/02/2018

Rooms: 3

Property Type: Unit

Land Size: 223 sqm approx

20a Yeats St CASTLEMAINE 3450 (REI)









Price: \$380,000 Method: Private Sale Date: 04/04/2018

Rooms: 3

Property Type: House Land Size: 252 sqm approx Agent Comments



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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.

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