

#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Propert <sup>o</sup>	y offered	for s	ale
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Address	12 Preshaw Street, 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	\$465,000	Hou	se X	Unit		Suburb or locality	Castlemaine
Period - From	01/10/2016	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.

Ad	dress of comparable property	Price	Date of sale
1	18 Yurunga Dr MCKENZIE HILL 3451	\$773,000	05/05/2017
2	32 Preshaw St CASTLEMAINE 3450	\$705,000	09/10/2017

#### OR

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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





17 Mitchell Pde CASTLEMAINE 3450

\$655,000

22/11/2017

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Rooms:

Property Type: Misc

Improvements Residential (no

dwelling)

Land Size: 2001 sqm approx

Agent Comments

**Indicative Selling Price** \$750,000 **Median House Price** Year ending September 2017: \$465,000

# Comparable Properties

18 Yurunga Dr MCKENZIE HILL 3451 (VG)







Price: \$773,000 Method: Sale Date: 05/05/2017

Rooms: -

Property Type: House (Res) Land Size: 1153 sqm approx

32 Preshaw St CASTLEMAINE 3450 (REI/VG)







**Agent Comments** 

Agent Comments



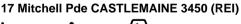
Price: \$705,000 Method: Private Sale Date: 09/10/2017

Rooms: -

Property Type: House

Land Size: 8172 sqm approx





Agent Comments



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Price: \$655,000 Method: Private Sale Date: 22/11/2017

Rooms: 5

Property Type: House

Land Size: 16377642.0 sqm approx

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