

## 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

12 Preshaw Street, Castlemaine Vic 3450

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$750,000

**Median sale price**Median price \$465,000 House ☒ 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.

	Address 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
3	17 Mitchell Pde CASTLEMAINE 3450	\$655,000	22/11/2017

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.



4 2 1

**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)

Agent Comments

4 - -

**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

4 2 8

**Price:** \$705,000  
**Method:** Private Sale  
**Date:** 09/10/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 8172 sqm approx



17 Mitchell Pde CASTLEMAINE 3450 (REI)

Agent Comments

4 1 6

**Price:** \$655,000  
**Method:** Private Sale  
**Date:** 22/11/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 16377642.0 sqm approx