

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

8 Adams Street, Castlemaine Vic 3450

Indicative selling price

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

Single price

\$330,000

Median sale price

Median price

\$542,500

Property Type

House

Suburb

Castlemaine

Period - From

01/10/2018

to

30/09/2019

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 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 Treasure St CASTLEMAINE 3450	\$350,000	03/12/2019
2	2 Freeman St CASTLEMAINE 3450	\$330,000	30/09/2019
3	85 Farnsworth St CASTLEMAINE 3450	\$325,000	11/11/2019

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:

14/01/2020 12:17

8 Adams Street, Castlemaine Vic 3450



Genevieve Cantwell

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Indicative Selling Price

\$330,000

Median House Price

Year ending September 2019: \$542,500



3 1

Rooms: 562sqm

Property Type: House (Previously Occupied - Detached)

Land Size: 1120 sqm approx

Agent Comments

Comparable Properties



1 Treasure St CASTLEMAINE 3450 (REI)

Agent Comments

3 1 2

Price: \$350,000

Method: Private Sale

Date: 03/12/2019

Rooms: 4

Property Type: House

Land Size: 820 sqm approx



2 Freeman St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 2

Price: \$330,000

Method: Private Sale

Date: 30/09/2019

Rooms: 4

Property Type: House

Land Size: 607 sqm approx



85 Farnsworth St CASTLEMAINE 3450 (REI)

Agent Comments

2 1 1

Price: \$325,000

Method: Private Sale

Date: 11/11/2019

Rooms: 3

Property Type: House

Land Size: 387 sqm approx

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



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.