# 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

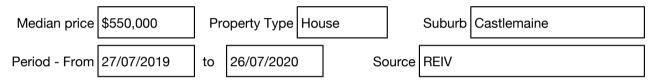
20 Doveton Street, Castlemaine Vic 3450

#### Indicative selling price

For the meaning of this		

Single price \$698,000

#### Median sale price



## 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	22 Doveton St CASTLEMAINE 3450	\$740,000	21/11/2019
2	28 Urquhart St CASTLEMAINE 3450	\$730,000	18/01/2020
3	14 Berkeley St CASTLEMAINE 3450	\$670,000	15/08/2019

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:

27/07/2020 10:56







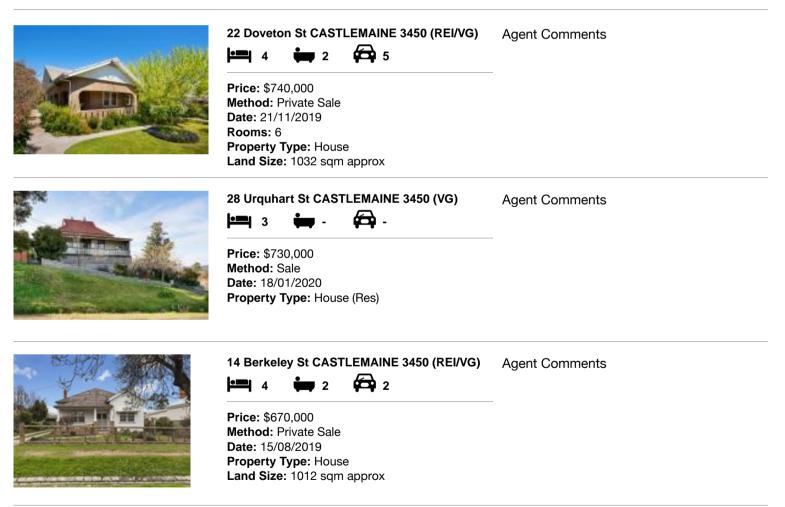


Rooms: 6 Property Type: House (Previously Occupied - Detached) Land Size: 1012 sqm approx Agent Comments

Genevieve Cantwell 03 54721133 0418362270 genevieve@cantwellproperty.com.au

> **Indicative Selling Price** \$698,000 **Median House Price** 27/07/2019 - 26/07/2020: \$550,000

# **Comparable Properties**



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

propertydata



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.