

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

7 Sarah Coopey La, Castlemaine Vic 3450

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$449,000

Median sale priceMedian price \$455,000 House ☒ Unit ☐ Suburb or locality Castlemaine

Period - From 01/04/2017 to 30/06/2017 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	61 Farnsworth St CASTLEMAINE 3450	\$465,000	21/12/2016
2	5 Forest St CASTLEMAINE 3450	\$450,000	30/03/2017
3	88 Hargraves St CASTLEMAINE 3450	\$440,000	04/11/2016

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.



 2  1  2

Rooms:
Property Type: House
Land Size: 700 sqm approx
Agent Comments

Indicative Selling Price
\$449,000

Median House Price
June quarter 2017: \$455,000

Comparable Properties



61 Farnsworth St CASTLEMAINE 3450 (REI/VG)

Agent Comments

 3  1  2

Price: \$465,000
Method: Private Sale
Date: 21/12/2016
Rooms: 4
Property Type: House
Land Size: 800 sqm approx



5 Forest St CASTLEMAINE 3450 (REI/VG)

Agent Comments

 3  1  1

Price: \$450,000
Method: Private Sale
Date: 30/03/2017
Rooms: 4
Property Type: House
Land Size: 500 sqm approx



88 Hargraves St CASTLEMAINE 3450 (REI/VG) **Agent Comments**

 2  1  -

Price: \$440,000
Method: Auction Sale
Date: 04/11/2016
Rooms: 3
Property Type: House
Land Size: 201 sqm approx