# Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 50 Doveton Street, Castlemaine Vic 3450

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$700,000		&		\$720,000			
Median sale price								
Median price	\$562,500	Pro	Property Type Hou		se		Suburb	Castlemaine
Period - From	01/10/2019	to	31/12/2019		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	69 Bull St CASTLEMAINE 3450	\$749,000	12/12/2018
2	22 Doveton St CASTLEMAINE 3450	\$740,000	21/11/2019
3	1 Armstrong Ct CASTLEMAINE 3450	\$680,000	20/12/2019

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.

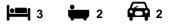
This Statement of Information was prepared on:

20/01/2020 15:56









Rooms: 5 Property Type: House Land Size: 500 sqm approx Agent Comments Genevieve Cantwell 03 54721133 0418362270 genevieve@cantwellproperty.com.au

> Indicative Selling Price \$700,000 - \$720,000 Median House Price December quarter 2019: \$562,500

# **Comparable Properties**

69 Bull St CASTLEMAINE 3450 (REI/VG) 4 2 3 3 Price: \$749,000 Method: Private Sale Date: 12/12/2018 Rooms: 6 Property Type: House Land Size: 422 sqm approx	Agent Comments
22 Doveton St CASTLEMAINE 3450 (REI) 2 $6$ 5 Price: \$740,000 Method: Private Sale Date: 21/11/2019 Rooms: 6 Property Type: House Land Size: 1032 sqm approx	Agent Comments
1 Armstrong Ct CASTLEMAINE 3450 (REI) 4 1 1 1 Price: \$680,000 Method: Private Sale Date: 20/12/2019 Property Type: House Land Size: 770 sqm approx	Agent Comments

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.