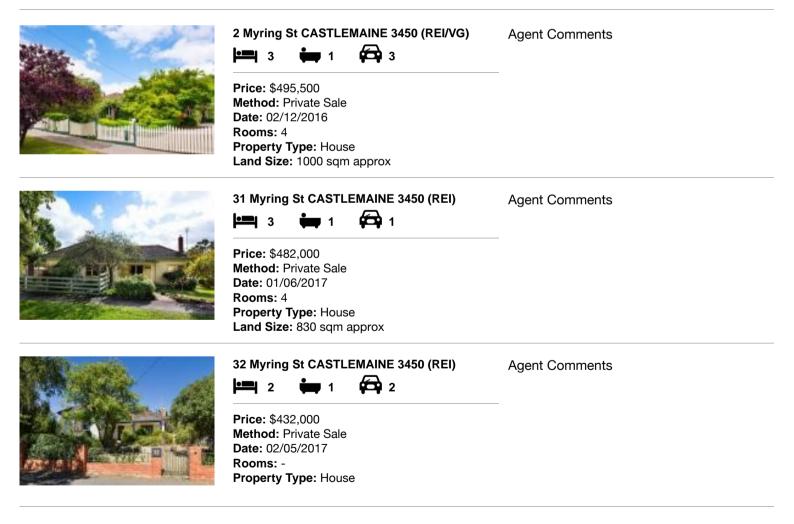




Rooms: 6 Property Type: House (Previously Occupied - Detached) Land Size: 630 sqm approx Agent Comments Genevieve Cantwell 03 54721133 0418362270 genevieve@cantwellproperty.com.au

> Indicative Selling Price \$450,000 - \$470,000 Median House Price March quarter 2017: \$503,750

Comparable Properties



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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 andpostcode

49 Blakeley Road, Castlemaine Vic 3450

Indicative selling price

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

Range between	\$450,000	&	\$470,000	

Median sale price

Median price	\$503,750	Н	ouse	Х	Suburb or loc	cality	Castlemaine
Period - From	01/01/2017	to	31/03	3/2017	Source	REI\	1

Comparable property sales

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
2 Myring St CASTLEMAINE 3450	\$495,500	02/12/2016
31 Myring St CASTLEMAINE 3450	\$482,000	01/06/2017
32 Myring St CASTLEMAINE 3450	\$432,000	02/05/2017

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propertydata

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