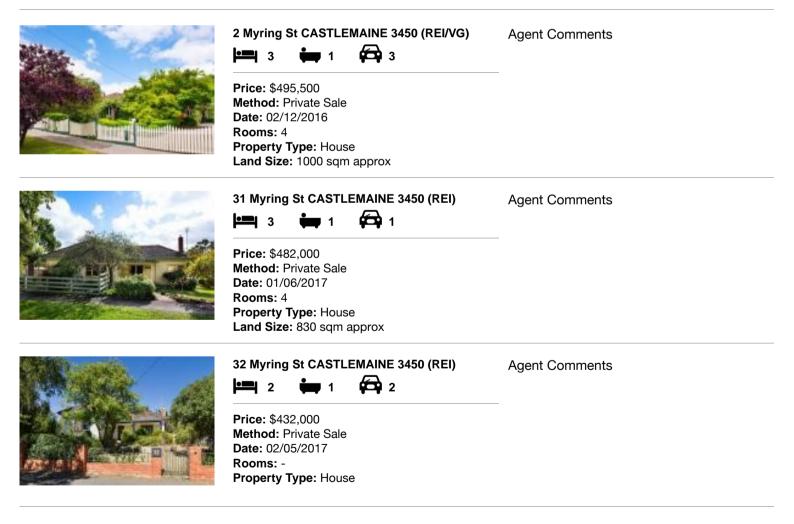




Rooms: 6 Property Type: House (Previously Occupied - Detached) Land Size: 630 sqm approx Agent Comments Genevieve Cantwell 03 54721133 0418362270 genevieve@cantwellproperty.com.au

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

# **Comparable Properties**



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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.



# 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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