

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

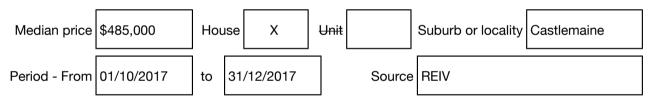
5 5 Britton Street, Castlemaine Vic 3450 r e

Indicative selling price

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

Single price \$495,000

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 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	53 Gingell St CASTLEMAINE 3450	\$489,000	21/12/2017
2	8 Wheeler St CASTLEMAINE 3450	\$485,000	05/10/2017
3	10 Montgomery St CASTLEMAINE 3450	\$460,000	24/11/2017

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.

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

propertydata

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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.







Rooms: Property Type: House (Res) Land Size: 1010 sqm approx Agent Comments Indicative Selling Price \$495,000 Median House Price December quarter 2017: \$485,000

Comparable Properties



Price: \$489,000 Method: Private Sale Date: 21/12/2017 Rooms: -Property Type: House

• 3

8 Wheeler St CASTLEMAINE 3450 (REI)

53 Gingell St CASTLEMAINE 3450 (REI)

601 1



Price: \$485,000 Method: Private Sale Date: 05/10/2017 Rooms: 5 Property Type: House



10 Montgomery St CASTLEMAINE 3450 (REI) Agent Comments



Price: \$460,000 Method: Private Sale Date: 24/11/2017 Rooms: 4 Property Type: House Land Size: 880 sqm approx

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Agent Comments

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