

Genevieve Cantwell
03 54721133
0418362270
genevieve@cantwellproperty.com.au

Date of sale

Generated: 15/10/2018 16:22

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert	y offered	for sale
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Address Including suburb or locality andpostcode	

Indicative selling price

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

Range between	\$890,000	&	\$950,000

Median sale price

Median price	\$510,000	Hou	se X	Unit		Suburb or locality	Castlemaine
Period - From	01/04/2018	to	30/06/2018		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

1	45 Greenhill Av CASTLEMAINE 3450	\$990,000	08/12/2017
2	15 Campbell St CASTLEMAINE 3450	\$972,500	28/06/2018
3	43 Berkeley St CASTLEMAINE 3450	\$940,000	18/04/2018

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





Price



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> Indicative Selling Price \$890,000 - \$950,000 Median House Price June quarter 2018: \$510,000



2 2 2

Rooms: 5

Property Type: House Land Size: 1006 sqm approx

Agent Comments

Comparable Properties



45 Greenhill Av CASTLEMAINE 3450 (REI/VG) Agent Comments

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Price: \$990,000 **Method:** Private Sale **Date:** 08/12/2017

Rooms: 5

Property Type: House **Land Size:** 917 sqm approx

15 Campbell St CASTLEMAINE 3450 (VG)

:



Price: \$972,500 **Method:** Sale **Date:** 28/06/2018

Rooms: -

Property Type: House (Res) Land Size: 1012 sqm approx

43 Berkeley St CASTLEMAINE 3450 (REI/VG)

— 3 **—** 2 **—** 2

Price: \$940,000 **Method:** Private Sale **Date:** 18/04/2018

Rooms: -

Property Type: House Land Size: 1020 sqm approx

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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.

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Agent Comments

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