

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sal	е
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Address	53 Fletcher Street, Castlemaine Vic 3450
Including suburb or	
locality andpostcode	

Indicative selling price

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

Range between	\$680,000	&	\$700,000

Median sale price

Median price	\$485,000	Ηοι	ıse X	Unit		Suburb or locality	Castlemaine
Period - From	01/10/2017	to	31/12/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	43 Bull St CASTLEMAINE 3450	\$725,000	09/11/2016
2	52 Bowden St CASTLEMAINE 3450	\$720,000	16/11/2016
3	96 Lyttleton St CASTLEMAINE 3450	\$671,500	13/10/2017

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.

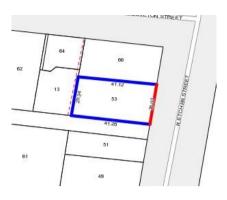
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Rooms: 5

Property Type: House (Previously

Occupied - Detached) Land Size: 1012 sqm approx

Agent Comments

Indicative Selling Price \$680,000 - \$700,000 **Median House Price** December quarter 2017: \$485,000

Comparable Properties



43 Bull St CASTLEMAINE 3450 (REI/VG)



Price: \$725,000

Method: Sold Before Auction

Date: 09/11/2016

Rooms: 9

Property Type: House (Res) Land Size: 1000 sqm approx



52 Bowden St CASTLEMAINE 3450 (REI/VG)

--- 3





Price: \$720,000 Method: Private Sale Date: 16/11/2016

Rooms: 4

Property Type: House Land Size: 720 sqm approx

96 Lyttleton St CASTLEMAINE 3450 (REI/VG)









Price: \$671,500 Method: Private Sale Date: 13/10/2017

Rooms: 5

Property Type: House

Land Size: 1021 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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