

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 and postcode

4 Wallace Street, Castlemaine Vic 3450

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$270,000

Median sale price

Median price

\$455,000

House

X

Unit

Suburb or locality

Castlemaine

Period - From

01/04/2017

to

30/06/2017

Source

REIV

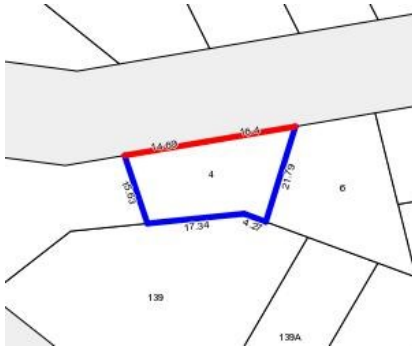
Comparable property sales (*Delete A or B below as applicable)

- 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.

	Address of comparable property	Price	Date of sale
1	1 Gainsborough St CASTLEMAINE 3450	\$280,000	07/03/2017
2	24 Ray St CASTLEMAINE 3450	\$279,000	01/05/2017
3	49 Johnstone St CASTLEMAINE 3450	\$260,000	05/10/2017

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$270,000
Median House Price
June quarter 2017: \$455,000

Comparable Properties



1 Gainsborough St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$280,000
Method: Private Sale
Date: 07/03/2017
Rooms: -
Property Type: House
Land Size: 540 sqm approx



24 Ray St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$279,000
Method: Private Sale
Date: 01/05/2017
Rooms: -
Property Type: House
Land Size: 1099 sqm approx



49 Johnstone St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$260,000
Method: Sold Before Auction
Date: 05/10/2017
Rooms: 6
Property Type: House