### 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

32 Preshaw Street, Castlemaine Vic 3450

#### Indicative selling price

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

Range between	\$670,000	&	\$700,000

#### Median sale price

Median price	\$455,000	Hou	se X		Unit		Suburb or locality	Castlemaine
Period - From	01/04/2017	to	30/06/201	7		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	85 Blakeley Rd CASTLEMAINE 3450	\$730,000	07/02/2017
2	15 Ross Dr CASTLEMAINE 3450	\$665,000	18/07/2016
3	24 Sawmill Rd CASTLEMAINE 3450	\$649,000	17/07/2017

#### 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

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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 (Previously Occupied - Detached) Land Size: 670 sqm approx Agent Comments

**Indicative Selling Price** \$670,000 - \$700,000 **Median House Price** June guarter 2017: \$455,000

## **Comparable Properties**



Price: \$730,000 Method: Private Sale Date: 07/02/2017 Rooms: -Property Type: House

**•** 4

15 Ross Dr CASTLEMAINE 3450 (VG)

85 Blakeley Rd CASTLEMAINE 3450 (REI)

**2** 

**---** 3 <u>,</u>

Price: \$665.000 Method: Sale

Date: 18/07/2016 Rooms: -Property Type: Hobby Farm < 20 ha (Rur) Land Size: 50900 sqm approx



24 Sawmill Rd CASTLEMAINE 3450 (REI)



Agent Comments

Agent Comments

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Price: \$649,000 Method: Private Sale Date: 17/07/2017 Rooms: -Property Type: House

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