

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

32 Preshaw Street, Castlemaine Vic 3450

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

Range between \$670,000

&

\$700,000

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	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.



2 - 2

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 quarter 2017: \$455,000

Comparable Properties

**85 Blakeley Rd CASTLEMAINE 3450 (REI)**

Agent Comments

4 2 2

Price: \$730,000

Method: Private Sale

Date: 07/02/2017

Rooms: -

Property Type: House

15 Ross Dr CASTLEMAINE 3450 (VG)

Agent Comments

3 - -

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

6 2 4

Price: \$649,000

Method: Private Sale

Date: 17/07/2017

Rooms: -

Property Type: House