

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

35a North Street, Castlemaine Vic 3450

Indicative selling price

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

Range between	\$430,000	&	\$440,000
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Median sale price

Median price	\$455,000	Hou	se X		Unit		Suburb or locality	Castlemaine
Period - From	01/04/2017	to	30/06/20	17		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.

Ado	dress of comparable property	Price	Date of sale
1	32 Myring St CASTLEMAINE 3450	\$432,000	02/05/2017
2	96 Farnsworth St CASTLEMAINE 3450	\$380,000	10/04/2017
3	125 Gingell St CASTLEMAINE 3450	\$380,000	13/06/2017

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 Land Size: 750 sqm approx Agent Comments Genevieve Cantwell 03 54721133 0418362270 genevieve@cantwellproperty.com.au

> Indicative Selling Price \$430,000 - \$440,000 Median House Price June quarter 2017: \$455,000

Comparable Properties

32 Myring St CASTLEMAINE 3450 (REI/VG) 2 1 2 2 Price: \$432,000 Method: Private Sale Date: 02/05/2017 Rooms: - Property Type: House Land Size: 710 sqm approx	Agent Comments
96 Farnsworth St CASTLEMAINE 3450 (REI/VG) ■ 3 ■ 1 2 2 Price: \$380,000 Method: Private Sale Date: 10/04/2017 Rooms: 4 Property Type: House Land Size: 650 sqm approx	Agent Comments
125 Gingell St CASTLEMAINE 3450 (REI) 2 1 1 1 1 Price: \$380,000 Method: Private Sale Date: 13/06/2017 Rooms: 3 Property Type: House Land Size: 1025 sqm approx	Agent Comments

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