

## 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

35a North Street, Castlemaine Vic 3450

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$430,000

&amp;

\$440,000

**Median sale price**

Median price \$455,000 House ☒ Unit ☐ Suburb or locality Castlemaine

Period - From 01/04/2017 to 30/06/2017 Source REIV

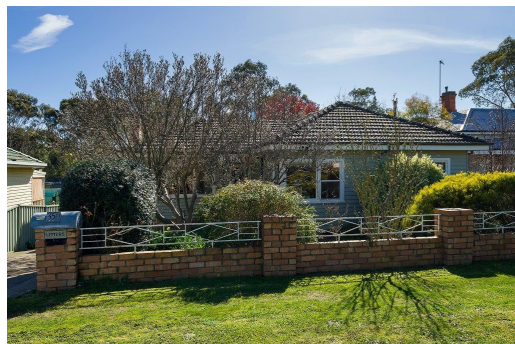
**Comparable property sales (\*Delete A or B below as applicable)**

- 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	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.



2   1   1

**Rooms:**

**Property Type:** House

**Land Size:** 750 sqm approx

Agent Comments

## Comparable Properties



**32 Myring St CASTLEMAINE 3450 (REI/VG)**

Agent Comments

2   1   2

**Price:** \$432,000

**Method:** Private Sale

**Date:** 02/05/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 710 sqm approx



**96 Farnsworth St CASTLEMAINE 3450 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$380,000

**Method:** Private Sale

**Date:** 10/04/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 650 sqm approx



**125 Gingell St CASTLEMAINE 3450 (REI)**

Agent Comments

2   1   1

**Price:** \$380,000

**Method:** Private Sale

**Date:** 13/06/2017

**Rooms:** 3

**Property Type:** House

**Land Size:** 1025 sqm approx