



3
 -

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 600 sqm approx

Agent Comments

Indicative Selling Price

\$469,000

Median House Price

March quarter 2017: \$503,750

Comparable Properties



31 Bowden St CASTLEMAINE 3450 (VG)

Agent Comments

2
 -
 -

Price: \$500,000

Method: Sale

Date: 14/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 750 sqm approx



1 Johnstone St CASTLEMAINE 3450 (REI)

Agent Comments

3
 2
 2

Price: \$469,000

Method: Private Sale

Date: 24/05/2017

Rooms: -

Property Type: House



61 Farnsworth St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3
 1
 2

Price: \$465,000

Method: Private Sale

Date: 21/12/2016

Rooms: 4

Property Type: House

Land Size: 800 sqm approx

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

22 Adams Street, Castlemaine Vic 3450

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

Single price \$469,000

Median sale price

Median price \$503,750

House

X

Suburb or locality

Castlemaine

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
31 Bowden St CASTLEMAINE 3450	\$500,000	14/03/2017
1 Johnstone St CASTLEMAINE 3450	\$469,000	24/05/2017
61 Farnsworth St CASTLEMAINE 3450	\$465,000	21/12/2016