hockingstuart

Statement of Information

Gary Cooke 03 5348 1700 0488 547 004 gcooke@hockingstuart.com.au

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

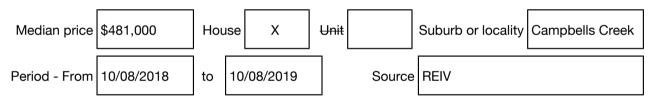
58 Main Road, Campbells Creek Vic 3451

Indicative selling price

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

Single price \$445,000

Median sale price*



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	12 Adams St CASTLEMAINE 3450	\$435,000	11/10/2018
2	15 Douglas Cr CASTLEMAINE 3450	\$429,000	19/05/2018
3	59 Duke St CASTLEMAINE 3450	\$371,000	20/05/2019

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.

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10/08/2018 - 10/08/2019: \$481,000

Indicative Selling Price

Median House Price *

* Agent calculated median

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\$445,000



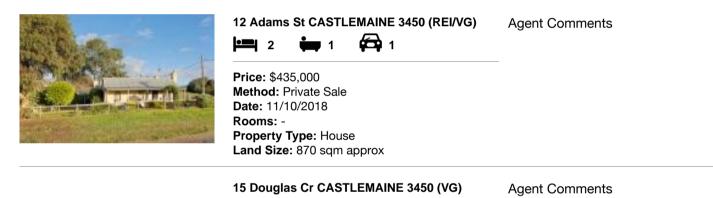


Rooms: Property Type: House Land Size: 800 approx sqm approx

Agent Comments

Open fire place, hydronic heating, separate studio/living space.

Comparable Properties





Price: \$429,000 Method: Sale Date: 19/05/2018 Rooms: -Property Type: House (Res) Land Size: 669 sqm approx



59 Duke St CASTLEMAINE 3450 (REI/VG)



D (REI/VG) Agent Comments

Price: \$371,000 Method: Private Sale Date: 20/05/2019 Rooms: 3 Property Type: House Land Size: 845 sqm approx

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