

## 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

1 Baker 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

&

\$450,000

#### Median sale price

Median price \$496,500

House

X

Unit

Suburb or locality

Castlemaine

Period - From 01/10/2017

to

30/09/2018

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 | 55 Urquhart St CASTLEMAINE 3450 | \$470,000 | 16/08/2018   |
| 2 | 12 Adams St CASTLEMAINE 3450    | \$435,000 | 11/10/2018   |
| 3 | 5 Manchester St CHEWTON 3451    | \$425,000 | 05/09/2018   |

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.

1 Baker Street, Castlemaine Vic 3450



Genevieve Cantwell

03 54721133

0418362270

genevieve@cantwellproperty.com.au

**Indicative Selling Price**

\$430,000 - \$450,000

**Median House Price**

Year ending September 2018: \$496,500



3 1 2

**Rooms:** 5

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 950 sqm approx

Agent Comments

## Comparable Properties



**55 Urquhart St CASTLEMAINE 3450 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$470,000

**Method:** Sold Before Auction

**Date:** 16/08/2018

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 580 sqm approx



**12 Adams St CASTLEMAINE 3450 (REI)**

Agent Comments

2 1 1

**Price:** \$435,000

**Method:** Private Sale

**Date:** 11/10/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 870 sqm approx



**5 Manchester St CHEWTON 3451 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$425,000

**Method:** Private Sale

**Date:** 05/09/2018

**Rooms:** 7

**Property Type:** House

**Land Size:** 754 sqm approx

**Account** - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172

Generated: 01/11/2018 09:06



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.