

### Statement of Information

Genevieve Cantwell 03 54721133 0418362270 genevieve@cantwellproperty.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

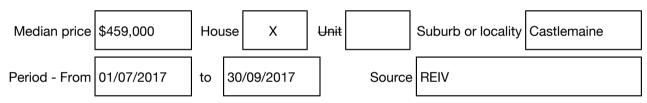
53 Gingell Street, Castlemaine Vic 3450

#### Indicative selling price

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

Single price \$489,000

#### 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	8 Wheeler St CASTLEMAINE 3450	\$485,000	05/10/2017
2	45 Bull St CASTLEMAINE 3450	\$480,000	16/11/2017
3	31 Bull St CASTLEMAINE 3450	\$460,000	06/10/2017

#### 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

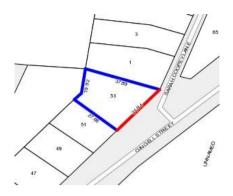
propertydata

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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: Hobby Farm < 20 ha (Rur) Land Size: 1214 sqm approx Agent Comments Genevieve Cantwell 03 54721133 0418362270 genevieve@cantwellproperty.com.au

> Indicative Selling Price \$489,000 Median House Price September quarter 2017: \$459,000

## **Comparable Properties**

8 Wheeler St CASTLEMAINE 3450 (REI) 4 1 - Price: \$485,000 Method: Private Sale Date: 05/10/2017 Rooms: 5 Property Type: House	Agent Comments
45 Bull St CASTLEMAINE 3450 (REI) ■ 3 ■ 1   - Price: \$480,000 Method: Private Sale Date: 16/11/2017 Rooms: - Property Type: House	Agent Comments
31 Bull St CASTLEMAINE 3450 (REI) 4 2 - Price: \$460,000 Method: Private Sale Date: 06/10/2017	Agent Comments

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Rooms: -

Property Type: House

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