

## 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

53 Gingell 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)

Single price \$489,000

#### Median sale price

Median price \$459,000 House ☒ Unit ☐ Suburb or locality Castlemaine

Period - From 01/07/2017 to 30/09/2017 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	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.



**Rooms:**

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 1214 sqm approx

Agent Comments

## Comparable Properties



**8 Wheeler St CASTLEMAINE 3450 (REI)**

Agent Comments



**Price:** \$485,000

**Method:** Private Sale

**Date:** 05/10/2017

**Rooms:** 5

**Property Type:** House



**45 Bull St CASTLEMAINE 3450 (REI)**

Agent Comments



**Price:** \$480,000

**Method:** Private Sale

**Date:** 16/11/2017

**Rooms:** -

**Property Type:** House



**31 Bull St CASTLEMAINE 3450 (REI)**

Agent Comments



**Price:** \$460,000

**Method:** Private Sale

**Date:** 06/10/2017

**Rooms:** -

**Property Type:** House