

Genevieve Cantwell
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### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	y offered	for sale
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Address	1 Reckleben Street, Castlemaine Vic 3450
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

Single price \$445,000

#### Median sale price

Median price	\$517,500	Hou	ise X	Unit		Suburb or locality	Castlemaine
Period - From	01/01/2019	to	31/03/2019		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	10 Adams St CASTLEMAINE 3450	\$495,000	12/06/2018
2	4 Woodman St CASTLEMAINE 3450	\$484,000	02/11/2018
3	48 Ray St CASTLEMAINE 3450	\$449,000	23/11/2018

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.

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





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> **Indicative Selling Price** \$445,000 **Median House Price** March quarter 2019: \$517,500





Rooms: 5

Property Type: House (Previously

Occupied - Detached) Land Size: 450 sqm approx

Agent Comments

## Comparable Properties



10 Adams St CASTLEMAINE 3450 (REI/VG)

Price: \$495,000 Method: Private Sale Date: 12/06/2018

Rooms: 3

Property Type: House Land Size: 820 sqm approx

4 Woodman St CASTLEMAINE 3450 (REI/VG)

Price: \$484,000 Method: Private Sale Date: 02/11/2018

Rooms: 5

Property Type: House Land Size: 730 sqm approx





Date: 23/11/2018

Rooms: 4

Property Type: House Land Size: 574 sqm approx



**Agent Comments** 

Agent Comments

Agent Comments

48 Ray St CASTLEMAINE 3450 (REI/VG)

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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.

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