

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

8 Wheeler 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) (\*Delete single price or range as applicable)

Single price

\$\*

or range  
between

\$\*450,000

&

\$485,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$440,000

\*House

x

\*Unit

Suburb  
or locality

Castlemaine

Period - From

01/09/16

to

04/09/17

Source

Realestate.com.au

### 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 18 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
106 Hargraves Street, Castlemaine	\$ 466,000	10 <sup>th</sup> August, 2017
3 Vincent Street, Castlemaine	\$ 480,000	9 <sup>th</sup> August, 2017
30 Myring Street, Castlemaine	\$ 474,000	4 <sup>th</sup> September, 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 18 months.