

Michael Cantwell 03 5472 1133 0419 339 003 michael@cantwellproperty.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property o	ffered	for	sale
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Address	83 Lyttleton 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	\$320,000
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Median sale price

Median price	\$510,000	Hou	se X	Unit		Suburb or locality	Castlemaine
Period - From	01/01/2018	to	31/03/2018		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

	are on the same property		2000 01 0010
1	17 Burnett Rd CASTLEMAINE 3450	\$390,000	14/06/2017
2	Princess St CAMPBELLS CREEK 3451	\$380,000	21/03/2017
3	4 James St CASTLEMAINE 3450	\$360,100	28/12/2017

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.

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Price

Date of sale

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> Indicative Selling Price \$320,000 Median House Price March quarter 2018: \$510,000

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Indicative Selling Price
\$320,000





Rooms:

Property Type: Land **Land Size:** 550 sqm approx

Agent Comments

Comparable Properties



17 Burnett Rd CASTLEMAINE 3450 (REI/VG)

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Price: \$390,000 Method: Private Sale Date: 14/06/2017

Rooms: -

Property Type: Land

Land Size: 4737 sqm approx

Princess St CAMPBELLS CREEK 3451 (VG)





Agent Comments

Agent Comments

Price: \$380,000 Method: Sale Date: 21/03/2017

Rooms: -

Property Type: Hobby Farm < 20 ha **Land Size:** 17520 sqm approx

4 James St CASTLEMAINE 3450 (REI/VG)

MAINE 0400 (NEI/V

Agent Comments



Price: \$360,100 Method: Private Sale Date: 28/12/2017

Rooms: -

Property Type: Land

Land Size: 2700 sqm approx

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