

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

83 Lyttleton Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$320,000

Median sale price

Median price \$510,000 House ☒ 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	Price	Date of sale
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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Rooms:

Property Type: Land

Land Size: 550 sqm approx

Agent Comments

Comparable Properties



17 Burnett Rd CASTLEMAINE 3450 (REI/VG)

Agent Comments

- - -

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

- - -

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)

Agent Comments

- - -

Price: \$360,100

Method: Private Sale

Date: 28/12/2017

Rooms: -

Property Type: Land

Land Size: 2700 sqm approx