

### Statement of Information

Genevieve Cantwell 03 54721133 0418362270 genevieve@cantwellproperty.com.au

# Single residential property located in the Melbourne metropolitan area

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

#### Property offered for sale

Address Including suburb and postcode

2/268 Barker Street, Castlemaine Vic 3450

#### Indicative selling price

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

Range between	\$390,000	&	\$410,000

#### Median sale price

Median price	\$380,000	Hou	Ise	Unit	Х	Suburt	Castlemaine
Period - From	01/10/2017	to	30/09/2018		Source	REIV	

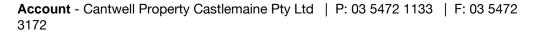
#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2/104 Mostyn St CASTLEMAINE 3450	\$399,000	22/05/2018
2	2/308 Barker St CASTLEMAINE 3450	\$398,000	21/05/2018
3	3/4 Union St CASTLEMAINE 3450	\$389,000	19/09/2018

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



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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.







Rooms: 4 Property Type: Flat/Unit/Apartment (Res) Land Size: 208 sqm approx Agent Comments Genevieve Cantwell 03 54721133 0418362270 genevieve@cantwellproperty.com.au

Indicative Selling Price \$390,000 - \$410,000 Median Unit Price Year ending September 2018: \$380,000

## **Comparable Properties**



Price: \$399,000 Method: Private Sale Date: 22/05/2018 Rooms: -Property Type: Unit

**1** 2

2/308 Barker St CASTLEMAINE 3450 (VG)

2/104 Mostyn St CASTLEMAINE 3450 (REI)

2 2



Price: \$398,000 Method: Sale Date: 21/05/2018 Rooms: -Property Type: Flat/Unit/Apartment (Res)



3/4 Union St CASTLEMAINE 3450 (REI/VG)

Agent Comments

Agent Comments

Agent Comments



Price: \$389,000 Method: Private Sale Date: 19/09/2018 Rooms: 3 Property Type: Townhouse (Single) Land Size: 161 sqm approx

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

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