

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

1 Munro Court, Castlemaine Vic 3450

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$740,000

&

\$750,000

Median sale price

Median price \$455,000

House

X

Unit

Suburb or locality Castlemaine

Period - From 01/04/2017

to

30/06/2017

Source REIV

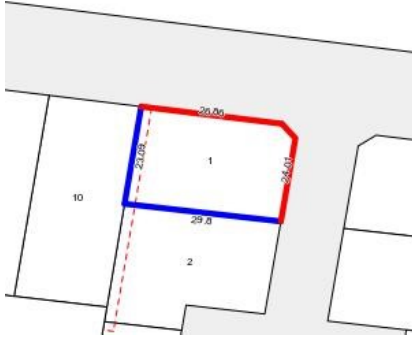
Comparable property sales (*Delete A or B below as applicable)

- 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	27 Butterworth St CASTLEMAINE 3450	\$760,000	06/02/2017
2	5 Munro Ct CASTLEMAINE 3450	\$750,000	23/12/2016
3	8 Cochrane Ct CASTLEMAINE 3450	\$725,000	14/03/2017

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.



2
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Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 680 sqm approx

Agent Comments

Indicative Selling Price

\$740,000 - \$750,000

Median House Price

June quarter 2017: \$455,000

Comparable Properties


27 Butterworth St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3
 2
 2

Price: \$760,000

Method: Private Sale

Date: 06/02/2017

Rooms: -

Property Type: House

Land Size: 4576 sqm approx


5 Munro Ct CASTLEMAINE 3450 (VG)

Agent Comments

3
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Price: \$750,000

Method: Sale

Date: 23/12/2016

Rooms: -

Property Type: House (Res)

Land Size: 650 sqm approx


8 Cochrane Ct CASTLEMAINE 3450 (REI/VG)

Agent Comments

4
 2
 4

Price: \$725,000

Method: Private Sale

Date: 14/03/2017

Rooms: 6

Property Type: House

Land Size: 700 sqm approx