

Statement of Information

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

20B Yeats Street, Castlemaine Vic 3450

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

Range between \$350,000

&

\$360,000

Median sale price

Median price \$455,000

House

X

Unit

Suburb

Castlemaine

Period - From 01/07/2016

to

30/06/2017

Source REIV

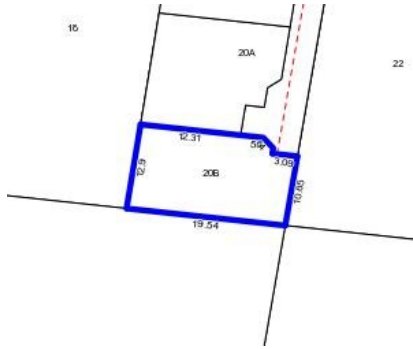
Comparable property sales (*Delete A or B below as applicable)

- 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.

	Address of comparable property	Price	Date of sale
1	10a Appel St CASTLEMAINE 3450	\$345,000	18/04/2016
2	1/34a Etty St CASTLEMAINE 3450	\$330,000	08/04/2016
3	5/8 Gaulton St CASTLEMAINE 3450	\$315,000	28/11/2016

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.

**Rooms:****Property Type:**

Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price

\$350,000 - \$360,000

Median House Price

Year ending June 2017: \$455,000

Comparable Properties

**10a Appel St CASTLEMAINE 3450 (REI/VG)**

Agent Comments

**Price:** \$345,000**Method:** Private Sale**Date:** 18/04/2016**Rooms:** 4**Property Type:** Unit**Land Size:** 300 sqm approx**1/34a Eddy St CASTLEMAINE 3450 (REI)**

Agent Comments

**Price:** \$330,000**Method:** Private Sale**Date:** 08/04/2016**Rooms:** 5**Property Type:** Townhouse (Single)**5/8 Gaulton St CASTLEMAINE 3450 (VG)**

Agent Comments

**Price:** \$315,000**Method:** Sale**Date:** 28/11/2016**Rooms:** -**Property Type:** Flat/Unit/Apartment (Res)