

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

8/16 Greenhill Avenue, Castlemaine Vic 3450

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

Single price

\$309,000

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	1/79 Lyttleton St CASTLEMAINE 3450	\$329,000	21/10/2016
2	5/8 Gaulton St CASTLEMAINE 3450	\$310,000	09/08/2017
3	2/1a Saint St CASTLEMAINE 3450	\$295,000	21/02/2017

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: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$309,000

Median House Price

June quarter 2017: \$455,000

Comparable Properties



1/79 Lyttleton St CASTLEMAINE 3450 (REI)

Agent Comments

2 1 1

Price: \$329,000
Method: Private Sale
Date: 21/10/2016
Rooms: 4
Property Type: Unit
Land Size: 255 sqm approx



5/8 Gaulton St CASTLEMAINE 3450 (REI)

Agent Comments

2 1 -

Price: \$310,000
Method: Private Sale
Date: 09/08/2017
Rooms: 4
Property Type: Unit



2/1a Saint St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 1 1

Price: \$295,000
Method: Private Sale
Date: 21/02/2017
Rooms: -
Property Type: Unit