## 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

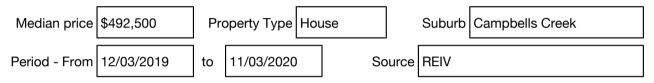
9 Lemon Street, Campbells Creek Vic 3451

#### Indicative selling price

| For the meaning of this |  |  |
|-------------------------|--|--|
|                         |  |  |
|                         |  |  |
|                         |  |  |
|                         |  |  |

Single price \$629,000

#### Median sale price



#### 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 18 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                              | 40 Mcgrath St CASTLEMAINE 3450           | \$646,000 | 11/12/2019   |
| 2                              | 305 Barker St CASTLEMAINE 3450           | \$642,000 | 13/09/2018   |
| 3                              | 88 Blanket Gully Rd CAMPBELLS CREEK 3451 | \$617,500 | 05/02/2020   |

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 18 months.

This Statement of Information was prepared on:

12/03/2020 11:36



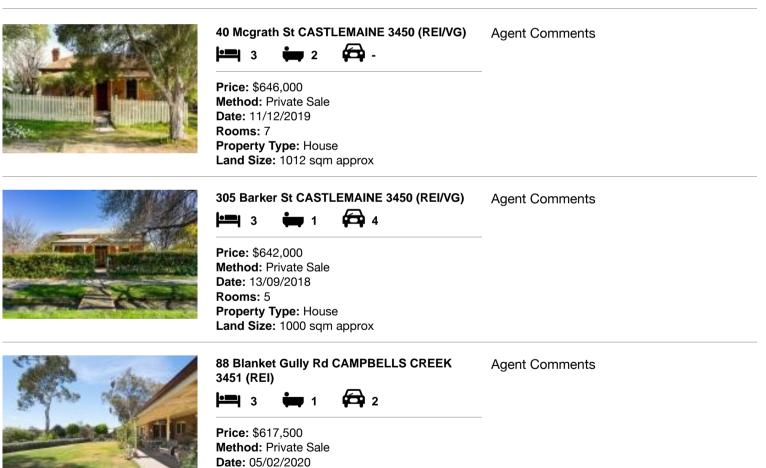






Rooms: 5 Property Type: House (Previously Occupied - Detached) Land Size: 2435 sqm approx Agent Comments Indicative Selling Price \$629,000 Median House Price 12/03/2019 - 11/03/2020: \$492,500

# **Comparable Properties**



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

Rooms: 4

Property Type: House Land Size: 2900 sqm approx





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.