## 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

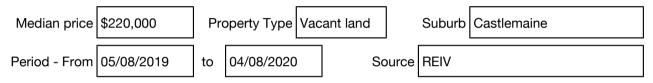
17 Burnett Road, Castlemaine Vic 3450

#### Indicative selling price

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

Single price \$435,000

#### 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property		Price	Date of sale
1	2 Armstrong Ct CASTLEMAINE 3450	\$432,500	20/05/2019
2			
3			

#### OR

**B**<sup>\*</sup> 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.

This Statement of Information was prepared on:

05/08/2020 09:56



### 17 Burnett Road, Castlemaine Vic 3450







Property Type: Land Land Size: 4737 sqm approx Agent Comments Genevieve Cantwell 03 54721133 0418362270 genevieve@cantwellproperty.com.au

> Indicative Selling Price \$435,000 Median Land Price 05/08/2019 - 04/08/2020: \$220,000

# **Comparable Properties**



2 Armstrong Ct CASTLEMAINE 3450 (REI/VG) Agent Comments



Price: \$432,500 Method: Private Sale Date: 20/05/2019 Property Type: Land Land Size: 1220 sqm approx

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.

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





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.