

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

97 Richards Road, Castlemaine Vic 3450

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

Single price \$649,000

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	21 Robertson Av CASTLEMAINE 3450	\$665,000	01/09/2016
2	15 Ross Dr CASTLEMAINE 3450	\$665,000	18/07/2016
3	16 Vanstan Rd CASTLEMAINE 3450	\$640,000	23/05/2016

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.



 3  2  0

Rooms:

Property Type: House

Land Size: 10724 sqm approx

Agent Comments

Comparable Properties



21 Robertson Av CASTLEMAINE 3450 (REI/VG)

Agent Comments

 4  2  3

Price: \$665,000

Method: Private Sale

Date: 01/09/2016

Rooms: 6

Property Type: House

Land Size: 4046 sqm approx

15 Ross Dr CASTLEMAINE 3450 (VG)

Agent Comments

 3  -  -

Price: \$665,000

Method: Sale

Date: 18/07/2016

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 50900 sqm approx



16 Vanstan Rd CASTLEMAINE 3450 (REI)

Agent Comments

 4  2  4

Price: \$640,000

Method: Private Sale

Date: 23/05/2016

Rooms: 5

Property Type: House

Land Size: 16188 sqm approx