

STATEMENT OF INFORMATION

53A JOHNSTONE STREET, CASTLEMAINE, VIC 3450 PREPARED BY DI SELWOOD, BENDIGO PROPERTY PLUS, PHONE: 0488 148 358



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



53A JOHNSTONE STREET, CASTLEMAINE, 4 😩 2 😂 -







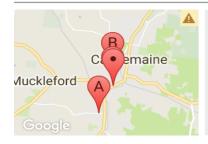
Indicative Selling Price

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

Single Price: \$440,000

Provided by: Di Selwood, Bendigo Property Plus

MEDIAN SALE PRICE



CASTLEMAINE, VIC, 3450

Suburb Median Sale Price (Other)

\$730,000

01 July 2016 to 30 June 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



12 PRINCESS ST, CAMPBELLS CREEK, VIC 3451 🕮 3 🕒 1







Sale Price

\$435,000

Sale Date: 18/01/2017

Distance from Property: 1.8km





61 FARNSWORTH ST, CASTLEMAINE, VIC 3450 🕮 3







Sale Price

\$465,000

Sale Date: 21/12/2016

Distance from Property: 940m





6 DOUGLAS CRES, CASTLEMAINE, VIC 3450







Sale Price

\$425,000

Sale Date: 27/10/2016

Distance from Property: 126m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	53A JOHNSTONE STREET, CASTLEMAINE, VIC 3450
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Indicative selling price

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

Single Price: \$440,000

Median sale price

Median price	\$730,000	House	X	Unit	Suburb	CASTLEMAINE
Period	01 July 2016 to 30 June 2017			Source	p	ricefinder

Comparable property sales

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
12 PRINCESS ST, CAMPBELLS CREEK, VIC 3451	\$435,000	18/01/2017
61 FARNSWORTH ST, CASTLEMAINE, VIC 3450	\$465,000	21/12/2016
6 DOUGLAS CRES, CASTLEMAINE, VIC 3450	\$425,000	27/10/2016

