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 | 28 Britton Street, Castlemaine Vic 3450 |
|-----------------------|---|
| Including suburb or | |
| locality and postcode | |
| | |
| | |

Indicative selling price

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

Single price \$309,000

Median sale price

| Median price \$260 | 0,000 Pro | operty Type | Vacant land | | Suburb | Castlemaine |
|--------------------|------------|-------------|-------------|--------|--------|-------------|
| Period - From 20/0 | 09/2018 to | 19/09/2019 | | 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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

| Address of comparable property | | Price | Date of sale |
|--------------------------------|----------------------------------|-----------|--------------|
| 1 | 15a Urquhart St CASTLEMAINE 3450 | \$340,000 | 24/04/2018 |
| 2 | 70 Campbell St CASTLEMAINE 3450 | \$305,000 | 03/05/2019 |
| 3 | 10 George St CASTLEMAINE 3450 | \$300,000 | 03/06/2019 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

| This Statement of Information was prepared on: | 20/09/2019 13:54 |
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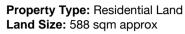


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> **Indicative Selling Price** \$309,000

20/09/2018 - 19/09/2019: \$260,000

Median Land Price



Agent Comments

This block is ready to build with all services pitted and connected. The north aspect of the block is to the front which provides views to Mount Alexander and the Castlemaine Diggings National Park.

Comparable Properties

15a Urquhart St CASTLEMAINE 3450 (VG)

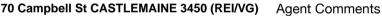
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Price: \$340,000 Method: Sale

Date: 24/04/2018 Property Type: Land Land Size: 356 sqm approx







Price: \$305.000 Method: Private Sale Date: 03/05/2019 Property Type: Land Land Size: 303 sqm approx



10 George St CASTLEMAINE 3450 (REI/VG)





Price: \$300,000 Method: Private Sale Date: 03/06/2019 Property Type: Land Land Size: 386 sqm approx **Agent Comments**

Agent Comments

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



