

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

38a Mcgrath Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$250,000

Median sale price

Median price \$510,000 House ☒ Unit ☐ Suburb or locality Castlemaine

Period - From 01/01/2018 to 31/03/2018 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	84 Bowden St CASTLEMAINE 3450	\$245,000	13/09/2017
2	52 Etty St CASTLEMAINE 3450	\$230,000	11/05/2018
3	93a Farnsworth St CASTLEMAINE 3450	\$207,000	01/05/2017

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.



Rooms:
Property Type: Land
Land Size: 759 sqm approx
Agent Comments

Indicative Selling Price
 \$250,000
Median House Price
 March quarter 2018: \$510,000

Comparable Properties



84 Bowden St CASTLEMAINE 3450 (REI/VG) **Agent Comments**



Price: \$245,000
Method: Private Sale
Date: 13/09/2017
Rooms: -
Property Type: Land
Land Size: 574 sqm approx



52 Eddy St CASTLEMAINE 3450 (REI/VG) **Agent Comments**



Price: \$230,000
Method: Private Sale
Date: 11/05/2018
Rooms: -
Property Type: Land
Land Size: 3258 sqm approx



93a Farnsworth St CASTLEMAINE 3450 (VG) **Agent Comments**



Price: \$207,000
Method: Sale
Date: 01/05/2017
Rooms: -
Property Type: Land
Land Size: 389 sqm approx