

Genevieve Cantwell
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### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	y offered	for sale
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Address	73 Doveton Street, Castlemaine Vic 3450
Including suburb or	
locality andpostcode	

#### Indicative selling price

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

Single price	\$560,000

#### Median sale price

Median price	\$485,000	Hou	se X	Unit		Suburb or locality	Castlemaine
Period - From	01/10/2017	to	31/12/2017		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

	a		2000 01 0010
1	77 Hargraves St CASTLEMAINE 3450	\$565,000	01/12/2017
2	301 Barker St CASTLEMAINE 3450	\$555,000	30/08/2017
3	78 Kennedy St CASTLEMAINE 3450	\$553,866	10/07/2017

#### 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.

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





Price

Date of sale

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> **Indicative Selling Price** \$560,000 **Median House Price**

December quarter 2017: \$485,000





Rooms: 5

Property Type: House Land Size: 500 sqm approx

**Agent Comments** 

## Comparable Properties



77 Hargraves St CASTLEMAINE 3450 (REI)





Price: \$565,000 Method: Private Sale Date: 01/12/2017

Rooms: 3

Property Type: House Land Size: 295 sqm approx

301 Barker St CASTLEMAINE 3450 (VG)





Price: \$555,000 Method: Sale Date: 30/08/2017

Rooms: -

Property Type: House (Res) Land Size: 675 sqm approx

78 Kennedy St CASTLEMAINE 3450 (REI)







Price: \$553,866 Method: Private Sale Date: 10/07/2017

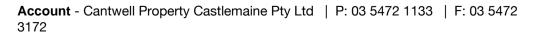
Rooms: 3

Property Type: House Land Size: 281 sqm approx Agent Comments

Agent Comments

**Agent Comments** 









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