



# STATEMENT OF INFORMATION

141 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



**141 JOHNSTONE STREET, CASTLEMAINE,**  3  1  2

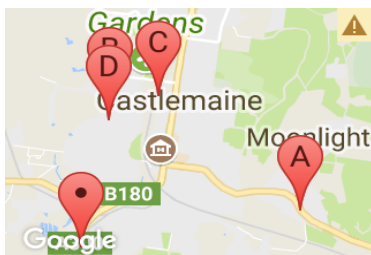
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$328,000 to \$358,000**

Provided by: Di Selwood, Bendigo Property Plus

## MEDIAN SALE PRICE



**CASTLEMAINE, VIC, 3450**

Suburb Median Sale Price (House)

**\$440,000**

01 October 2016 to 30 September 2017

Provided by: 

## 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.



**124 DUKE ST, CASTLEMAINE, VIC 3450**

 3  1  5

Sale Price

**\*\$345,000**

Sale Date: 04/08/2017

Distance from Property: 2.9km



**37 RICHARDS RD, CASTLEMAINE, VIC 3450**

 2  1  4

Sale Price

**\$324,000**

Sale Date: 26/07/2017

Distance from Property: 2.1km



**84 KENNEDY ST, CASTLEMAINE, VIC 3450**

 3  1  2

Sale Price

**\*\$345,000**

Sale Date: 27/09/2017

Distance from Property: 2.4km



This report has been compiled on 23/10/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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26 VIEW ST, CASTLEMAINE, VIC 3450

 3  1  1

Sale Price

**\*\$367,000**

Sale Date: 26/07/2017

Distance from Property: 1.9km



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

141 JOHNSTONE STREET, CASTLEMAINE, VIC 3450

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$328,000 to \$358,000

Median sale price

Median price

\$440,000

House

X

Unit


Suburb

CASTLEMAINE

Period

01 October 2016 to 30 September 2017

Source



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 |
|---------------------------------------|------------|--------------|
| 124 DUKE ST, CASTLEMAINE, VIC 3450    | *\$345,000 | 04/08/2017   |
| 37 RICHARDS RD, CASTLEMAINE, VIC 3450 | \$324,000  | 26/07/2017   |
| 84 KENNEDY ST, CASTLEMAINE, VIC 3450  | *\$345,000 | 27/09/2017   |
| 26 VIEW ST, CASTLEMAINE, VIC 3450     | *\$367,000 | 26/07/2017   |