

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

73C Gingell Street, Castlemaine Vic 3450

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$0

&

\$0

Median sale price

Median price

\$459,000

House

X

Unit

Suburb or locality

Castlemaine

Period - From

01/07/2017

to

30/09/2017

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	Price	Date of sale
1	8 Cochrane Ct CASTLEMAINE 3450	\$725,000	14/03/2017
2	93 Gingell St CASTLEMAINE 3450	\$695,000	24/07/2017
3	23 Chapmans Rd CASTLEMAINE 3450	\$600,000	22/12/2016

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.



3 1 1

Rooms:
Property Type: House
Land Size: 800 sqm approx
 Agent Comments

Indicative Selling Price
 \$0 - \$0

Median House Price
 September quarter 2017: \$459,000

Comparable Properties



8 Cochrane Ct CASTLEMAINE 3450 (REI/VG) Agent Comments

4 2 4

Price: \$725,000
Method: Private Sale
Date: 14/03/2017
Rooms: 6
Property Type: House
Land Size: 700 sqm approx



93 Gingell St CASTLEMAINE 3450 (REI) Agent Comments

3 2 4

Price: \$695,000
Method: Private Sale
Date: 24/07/2017
Rooms: -
Property Type: House



23 Chapmans Rd CASTLEMAINE 3450 (REI/VG) Agent Comments

4 2 2

Price: \$600,000
Method: Private Sale
Date: 22/12/2016
Rooms: 6
Property Type: House
Land Size: 820 sqm approx