

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 andpostcode

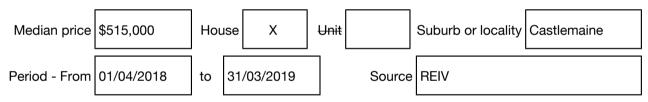
7 Vincent Street, Castlemaine Vic 3450

Indicative selling price

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

Single price \$625,000

Median sale price



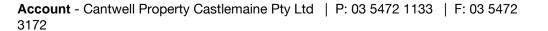
Comparable property sales (*Delete A or B below as applicable)

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	39 Doveton St CASTLEMAINE 3450	\$640,000	23/04/2019
2	11 Wimble St CASTLEMAINE 3450	\$585,000	15/09/2018
3	12 Gainsborough St CASTLEMAINE 3450	\$585,000	01/08/2018

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.



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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: 6 Property Type: House (Res) Land Size: 723 sqm approx Agent Comments Indicative Selling Price \$625,000 Median House Price Year ending March 2019: \$515,000

Comparable Properties

39 Doveton St CASTLEMAINE 3450 (REI) 3 1 2 Price: \$640,000 Method: Private Sale Date: 23/04/2019 Rooms: - Property Type: House Land Size: 1000 sqm approx	Agent Comments
11 Wimble St CASTLEMAINE 3450 (REI/VG) 3 1 2 Price: \$585,000 Method: Private Sale Date: 15/09/2018 Rooms: 4 Property Type: House Land Size: 1019 sqm approx	Agent Comments
12 Gainsborough St CASTLEMAINE 3450 (REI/VG) 3 1 1 1 1 Price: \$585,000 Method: Private Sale Date: 01/08/2018 Rooms: 5 Property Type: House Land Size: 1020 sqm approx	Agent Comments

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

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