

Genevieve Cantwell
03 54721133
0418362270
genevieve@cantwellproperty.com.au

Date of sale

Generated: 18/12/2018 11:26

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	е

Address Including suburb or locality andpostcode	10 George Street, Castlemaine Vic 3450

Indicative selling price

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

Range between	\$300,000	&	\$309,000

Median sale price

Median price	\$496,500	Hou	ise X	Unit		Suburb or locality	Castlemaine
Period - From	01/10/2017	to	30/09/2018		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

1	Lot 2/13 Bowden St CASTLEMAINE 3450	\$420,000	06/08/2018
2	83 Lyttleton St CASTLEMAINE 3450	\$360,000	13/07/2018
3	Lot 3/13 Bowden St CASTLEMAINE 3450	\$345,000	06/08/2018

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.

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



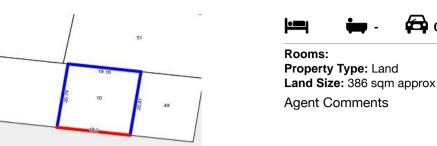


Price



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Indicative Selling Price \$300,000 - \$309,000 **Median House Price** Year ending September 2018: \$496,500



Rooms: Property Type: Land

Agent Comments

Comparable Properties



GEORGE STREET

Lot 2/13 Bowden St CASTLEMAINE 3450 (REI) Agent Comments

Price: \$420,000 Method: Private Sale Date: 06/08/2018

Rooms: -

Property Type: Land

Land Size: 1222 sqm approx



83 Lyttleton St CASTLEMAINE 3450 (REI/VG)

Price: \$360,000 Method: Private Sale Date: 13/07/2018

Rooms: -

Property Type: Land

Land Size: 575 sqm approx



Lot 3/13 Bowden St CASTLEMAINE 3450 (REI) Agent Comments

-

Price: \$345,000 Method: Private Sale Date: 06/08/2018

Rooms: -

Property Type: Land

Land Size: 715 sqm approx

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Agent Comments