

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

10 George Street, Castlemaine Vic 3450

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

Range between \$300,000

&

\$309,000

Median sale price

Median price \$496,500

House

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	Price	Date of sale
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.

10 George Street, Castlemaine Vic 3450



Genevieve Cantwell

03 54721133

0418362270

genevieve@cantwellproperty.com.au

Indicative Selling Price

\$300,000 - \$309,000

Median House Price

Year ending September 2018: \$496,500



Rooms:

Property Type: Land

Land Size: 386 sqm approx

Agent Comments

Comparable Properties



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) Agent Comments



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