

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

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb or locality
 Period - From to Source

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	99a Gingell St CASTLEMAINE 3450	\$185,000	21/08/2017
2	85 Bowden St CASTLEMAINE 3450	\$183,000	13/08/2018
3	21a Myring St CASTLEMAINE 3450	\$160,000	23/05/2018

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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Indicative Selling Price

\$198,000

Median House Price

Year ending September 2018: \$496,500



Rooms:

Property Type: Land

Land Size: 399 sqm approx

Agent Comments

Comparable Properties



99a Gingell St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$185,000

Method: Private Sale

Date: 21/08/2017

Rooms: -

Property Type: Land

Land Size: 541 sqm approx

85 Bowden St CASTLEMAINE 3450 (VG)

Agent Comments



Price: \$183,000

Method: Sale

Date: 13/08/2018

Rooms: -

Property Type: Land



21a Myring St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$160,000

Method: Private Sale

Date: 23/05/2018

Rooms: -

Property Type: Land

Land Size: 400 sqm approx