

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

30 Myring Street, Castlemaine Vic 3450

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

Single price \$479,000

Median sale priceMedian price \$455,000 House ☒ Unit ☐ Suburb or locality Castlemaine

Period - From 01/04/2017 to 30/06/2017 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	2 Myring St CASTLEMAINE 3450	\$495,500	02/12/2016
2	31 Myring St CASTLEMAINE 3450	\$482,000	01/06/2017
3	61 Farnsworth St CASTLEMAINE 3450	\$465,000	21/12/2016

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+ 2

Rooms: 7

Property Type: House (Previously Occupied - Detached)

Land Size: 711 sqm approx

Agent Comments

Indicative Selling Price

\$479,000

Median House Price

June quarter 2017: \$455,000

Comparable Properties



2 Myring St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 3

Price: \$495,500

Method: Private Sale

Date: 02/12/2016

Rooms: 4

Property Type: House

Land Size: 1000 sqm approx



31 Myring St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 1

Price: \$482,000

Method: Private Sale

Date: 01/06/2017

Rooms: 4

Property Type: House

Land Size: 830 sqm approx



61 Farnsworth St CASTLEMAINE 3450 (REI/VG)

Agent Comments

3 1 2

Price: \$465,000

Method: Private Sale

Date: 21/12/2016

Rooms: 4

Property Type: House

Land Size: 800 sqm approx