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Rooms:
Property Type: Town House
Land Size: 425 sqm
Agent Comments

Indicative Selling Price
\$410,000 - \$425,000
Median House Price
March quarter 2017: \$503,750

Comparable Properties



2 Lawrence Park Dr CASTLEMAINE 3450 (REI) **Agent Comments**

2 2 2

Price: \$410,000
Method: Private Sale
Date: 13/08/2016
Rooms: 4
Property Type: House
Land Size: 450 sqm



30 Bowden St CASTLEMAINE 3450 (REI)

Agent Comments

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Price:
Method: Private Sale
Date: 22/03/2016
Rooms: 4
Property Type: House
Land Size: 506 sqm



2a Merson St CASTLEMAINE 3450 (REI/VG)

Agent Comments

2 1 1

Price: \$392,000
Method: Private Sale
Date: 27/11/2015
Rooms: 3
Property Type: House

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

1/2 Murphy Street, Castlemaine Vic 3450

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

Range between \$410,000

&

\$425,000

Median sale price

Median price \$503,750

House

X

Suburb or locality

Castlemaine

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
2 Lawrence Park Dr CASTLEMAINE 3450	\$410,000	13/08/2016
30 Bowden St CASTLEMAINE 3450		22/03/2016
2a Merson St CASTLEMAINE 3450	\$392,000	27/11/2015