





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

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

## **Comparable Properties**

2 Lawrence Park Dr CASTLEMAINE 3450 (REI) 2  2  2  2	Agent Comments			
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) 3 2 2 1 Price: Method: Private Sale Date: 22/03/2016 Rooms: 4 Property Type: House Land Size: 506 sqm	Agent Comments			
2a Merson St CASTLEMAINE 3450 (REI/VG) 2 1 1 1 Price: \$392,000 Method: Private Sale Date: 27/11/2015 Rooms: 3	Agent Comments			

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

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Property Type: House

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

### 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 andpostcode

1/2 Murphy Street, Castlemaine Vic 3450

#### Indicative selling price

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

Range betweer	n \$410,000		&	\$425,000	
Median sale p	rice				
Median price	\$503,750	House	х	Suburb or loca	ality Castlemaine
Period - From	01/01/2017	to 31/0	3/2017	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

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