

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb 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
 Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 3/13 Bowden St CASTLEMAINE 3450	\$345,000	06/08/2018
2	1a Butterworth St CASTLEMAINE 3450	\$340,000	16/07/2018
3	15a Urquhart St CASTLEMAINE 3450	\$340,000	24/04/2018

OR

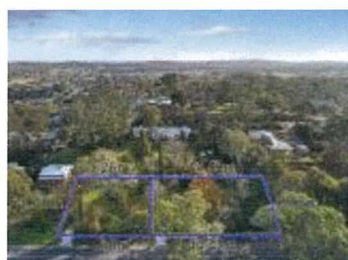
~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~



Rooms:
Property Type: Land
Land Size: 705 sqm approx
Agent Comments

Indicative Selling Price
\$320,000
Median House Price
March quarter 2019: \$517,500

Comparable Properties



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

1a Butterworth St CASTLEMAINE 3450 (VG) **Agent Comments**



Price: \$340,000
Method: Sale
Date: 16/07/2018
Rooms: -
Property Type: Land
Land Size: 2038 sqm approx

15a Urquhart St CASTLEMAINE 3450 (VG) **Agent Comments**



Price: \$340,000
Method: Sale
Date: 24/04/2018
Rooms: -
Property Type: Land
Land Size: 356 sqm approx