

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](http://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 2 Dalma Av CASTLEMAINE 3450	\$389,000	05/03/2018
2 7 Douglas Cr CASTLEMAINE 3450	\$389,000	17/11/2016
3 1 Freeman St CASTLEMAINE 3450	\$278,000	24/10/2017

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.



**Rooms:**  
**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$365,000  
**Median House Price**  
March quarter 2018: \$510,000

## Comparable Properties



**2 Dalma Av CASTLEMAINE 3450 (REI/VG)**

Agent Comments



**Price:** \$389,000  
**Method:** Private Sale  
**Date:** 05/03/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 720 sqm approx



**7 Douglas Cr CASTLEMAINE 3450 (REI/VG)**

Agent Comments



**Price:** \$389,000  
**Method:** Private Sale  
**Date:** 17/11/2016  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 644 sqm approx

**1 Freeman St CASTLEMAINE 3450 (VG)**

Agent Comments



**Price:** \$278,000  
**Method:** Sale  
**Date:** 24/10/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 786 sqm approx