



3   2   3

**Rooms:**  
**Property Type:** House  
**Land Size:** 1800 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$749,950  
**Median House Price**  
Year ending September 2018: \$496,500

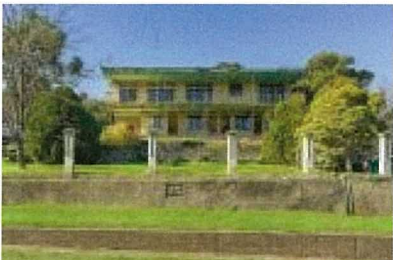
## Comparable Properties



**4 Vincent St CASTLEMAINE 3450 (REI/VG)**   **Agent Comments**

4   1   1

**Price:** \$785,000  
**Method:** Private Sale  
**Date:** 18/05/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 1920 sqm approx



**26 Andrew St CASTLEMAINE 3450 (REI)**   **Agent Comments**

3   1   -

**Price:** \$769,000  
**Method:** Private Sale  
**Date:** 20/07/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 1450 sqm approx



**73c Gingell St CASTLEMAINE 3450 (REI/VG)**   **Agent Comments**

4   3   1

**Price:** \$765,000  
**Method:** Private Sale  
**Date:** 20/12/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 800 sqm approx

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	4 Vincent St CASTLEMAINE 3450	\$785,000	18/05/2017
2	26 Andrew St CASTLEMAINE 3450	\$769,000	20/07/2018
3	73c Gingell St CASTLEMAINE 3450	\$765,000	20/12/2017

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.~~