

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

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	3 Bowden St CASTLEMAINE 3450	\$750,000	24/05/2018
2	21 Gaulton St CASTLEMAINE 3450	\$729,000	02/11/2017
3	13 Stephen St CAMPBELLS CREEK 3451	\$675,000	10/09/2018

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.~~



		 1
under cover, plenty of room for larger garage and shed.		
3	1	

Indicative Selling Price
\$770,000
Median House Price
Year ending September 2018: \$452,000

Rooms: 5
Property Type: House (Previously Occupied - Detached)
Land Size: 1797 sqm approx
Agent Comments

Comparable Properties



3 Bowden St CASTLEMAINE 3450 (REI/VG)

 3  2  3

Agent Comments

Smaller block, no hydronic but does have second bathroom.

Price: \$750,000
Method: Private Sale
Date: 24/05/2018
Rooms: 6
Property Type: House
Land Size: 1292 sqm approx



21 Gaulton St CASTLEMAINE 3450 (REI/VG)

 3  2  3

Agent Comments

Price: \$729,000
Method: Private Sale
Date: 02/11/2017
Rooms: -
Property Type: House
Land Size: 1036 sqm approx

13 Stephen St CAMPBELLS CREEK 3451 (REI) Agent Comments

 3  1  2

Price: \$675,000

Method: Private Sale

Date: 10/09/2018

Rooms: 4

Property Type: House

Land Size: 1700 sqm approx



