

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	45 Greenhill Av CASTLEMAINE 3450	\$990,000	08/12/2017
2	188 Hargraves St CASTLEMAINE 3450	\$975,000	12/04/2017
3	66 Bowden St CASTLEMAINE 3450	\$927,500	08/11/2016

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.~~



 3    2    2

**Rooms:**  
**Property Type:** House  
**Land Size:** 785 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$925,000  
**Median House Price**  
September quarter 2017: \$459,000

## Comparable Properties



45 Greenhill Av CASTLEMAINE 3450 (REI)

Agent Comments

 3    2    1

**Price:** \$990,000  
**Method:** Private Sale  
**Date:** 08/12/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 917 sqm approx



188 Hargraves St CASTLEMAINE 3450 (REI)

Agent Comments

 4    2    3

**Price:** \$975,000  
**Method:** Private Sale  
**Date:** 12/04/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 1023 sqm approx



66 Bowden St CASTLEMAINE 3450 (REI/VG)

Agent Comments

 4    3    2

**Price:** \$927,500  
**Method:** Private Sale  
**Date:** 08/11/2016  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 1618 sqm approx