

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	28 Sheehan Street, Castlemaine Vic 3450
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	\$365,000
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Median sale price

Median price	\$455,000	House	X	Unit		Suburb or locality	Castlemaine
Period - From	01/04/2017	to	30/06/2017	Source	REIV		

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	94 Duke St CASTLEMAINE 3450	\$360,000	02/02/2017
2	196 Hargraves St CASTLEMAINE 3450	\$345,000	02/08/2016
3	2/21 Montgomery St CASTLEMAINE 3450	\$340,000	14/11/2016

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.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$365,000
Median House Price
June quarter 2017: \$455,000

Comparable Properties



94 Duke St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$360,000
Method: Private Sale
Date: 02/02/2017
Rooms: 6
Property Type: House
Land Size: 725 sqm approx



196 Hargraves St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$345,000
Method: Private Sale
Date: 02/08/2016
Rooms: 3
Property Type: House
Land Size: 674 sqm approx



2/21 Montgomery St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$340,000
Method: Private Sale
Date: 14/11/2016
Rooms: 4
Property Type: Unit