

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

Range between &

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	24 Ray St CASTLEMAINE 3450	\$329,000	07/08/2018
2	22 Freeman St CASTLEMAINE 3450	\$320,000	15/01/2019
3	108 Main Rd CAMPBELLS CREEK 3451	\$290,000	05/03/2018

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.~~



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 396 sqm approx

Agent Comments

Indicative Selling Price
\$290,000 - \$319,000
Median House Price
March quarter 2019: \$517,500

Comparable Properties



24 Ray St CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$329,000

Method: Private Sale

Date: 07/08/2018

Rooms: -

Property Type: House

Land Size: 1094 sqm approx



22 Freeman St CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$320,000

Method: Private Sale

Date: 15/01/2019

Rooms: -

Property Type: House

Land Size: 1018 sqm approx



108 Main Rd CAMPBELLS CREEK 3451 (REI/VG)

Agent Comments



Price: \$290,000

Method: Private Sale

Date: 05/03/2018

Rooms: 3

Property Type: House

Land Size: 1093 sqm approx