

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb 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
 Period - From to Source

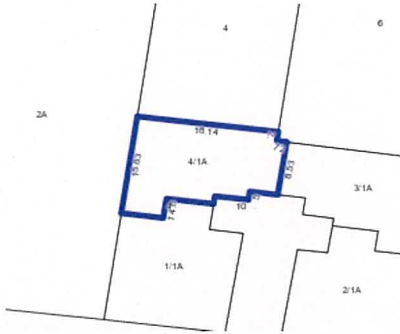
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	4/78 Kennedy St CASTLEMAINE 3450	\$497,500	02/03/2018
2	5 Caroline St CASTLEMAINE 3450	\$455,500	12/09/2017
3	2/30 Wheeler St CASTLEMAINE 3450	\$445,000	30/04/2018

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$459,000
Median House Price
Year ending September 2018: \$496,500

Comparable Properties



4/78 Kennedy St CASTLEMAINE 3450 (REI) **Agent Comments**



Price: \$497,500
Method: Private Sale
Date: 02/03/2018
Rooms: 3
Property Type: Townhouse (Single)
Land Size: 125 sqm approx

5 Caroline St CASTLEMAINE 3450 (VG) **Agent Comments**



Price: \$455,500
Method: Sale
Date: 12/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 332 sqm approx



2/30 Wheeler St CASTLEMAINE 3450 (REI/VG) **Agent Comments**



Price: \$445,000
Method: Private Sale
Date: 30/04/2018
Rooms: 3
Property Type: House
Land Size: 270 sqm approx