



Rooms:
Property Type: House (Res)
Land Size: 51999.9980926514
sqm approx
Agent Comments

Indicative Selling Price
\$980,000
Median House Price
June quarter 2017: \$455,000

Comparable Properties



9 Burnett Rd CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$1,200,000
Method: Auction Sale
Date: 08/04/2017
Rooms: 5
Property Type: House (Res)
Land Size: 8000 sqm approx

1 Matheson Rd CASTLEMAINE 3450 (VG)

Agent Comments



Price: \$960,000
Method: Sale
Date: 21/07/2016
Rooms: -
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 14200 sqm approx



9 Mitchell Pde CASTLEMAINE 3450 (REI/VG)

Agent Comments



Price: \$933,500
Method: Private Sale
Date: 27/10/2016
Rooms: 5
Property Type: House
Land Size: 5270 sqm approx

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

91 Odgers Road, Castlemaine Vic 3450

Indicative selling price

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

Single price \$980,000

Median sale price

Median price \$455,000

House X

Suburb or locality Castlemaine

Period - From 01/04/2017 to 30/06/2017

Source REIV

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
9 Burnett Rd CASTLEMAINE 3450	\$1,200,000	08/04/2017
1 Matheson Rd CASTLEMAINE 3450	\$960,000	21/07/2016
9 Mitchell Pde CASTLEMAINE 3450	\$933,500	27/10/2016