

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 | 25a Brown Street, Castlemaine Vic 3450 |
|---|--|

Indicative selling price

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

| | |
|--------------|-----------|
| Single price | \$330,000 |
|--------------|-----------|

Median sale price

| | | | | | | | |
|---------------|------------|-------|------------|--------|------|--------------------|-------------|
| Median price | \$517,500 | House | X | Unit | | Suburb or locality | Castlemaine |
| Period - From | 01/01/2019 | to | 31/03/2019 | 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 | 83 Lyttleton St CASTLEMAINE 3450 | \$360,000 | 13/07/2018 |
| 2 | Lot 3/13 Bowden St CASTLEMAINE 3450 | \$345,000 | 06/08/2018 |
| 3 | 1a Butterworth St CASTLEMAINE 3450 | \$340,000 | 16/07/2018 |

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:
Agent Comments

Indicative Selling Price
\$330,000
Median House Price
March quarter 2019: \$517,500

Comparable Properties



83 Lyttleton St CASTLEMAINE 3450 (REI/VG) **Agent Comments**



Price: \$360,000
Method: Private Sale
Date: 13/07/2018
Rooms: -
Property Type: Land
Land Size: 575 sqm approx



Lot 3/13 Bowden St CASTLEMAINE 3450 (REI) **Agent Comments**



Price: \$345,000
Method: Private Sale
Date: 06/08/2018
Rooms: -
Property Type: Land
Land Size: 715 sqm approx

1a Butterworth St CASTLEMAINE 3450 (VG) **Agent Comments**



Price: \$340,000
Method: Sale
Date: 16/07/2018
Rooms: -
Property Type: Land
Land Size: 2038 sqm approx