

## 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	2 Monaghan Street, Castlemaine Vic 3450
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$185,000	&	\$200,000
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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	83 Johnstone St CASTLEMAINE 3450	\$226,500	17/07/2016
2	35 Johnstone St CASTLEMAINE 3450	\$222,500	15/07/2016
3	20 Monaghan St MCKENZIE HILL 3451	\$189,000	23/02/2017

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.~~



1   -   -

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 3500 sqm approx

Agent Comments

**Indicative Selling Price**  
\$185,000 - \$200,000  
**Median House Price**  
June quarter 2017: \$455,000

## Comparable Properties



**83 Johnstone St CASTLEMAINE 3450 (VG)**

Agent Comments

3   -   -

**Price:** \$226,500

**Method:** Sale

**Date:** 17/07/2016

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 584 sqm approx



**35 Johnstone St CASTLEMAINE 3450 (VG)**

Agent Comments

2   -   -

**Price:** \$222,500

**Method:** Sale

**Date:** 15/07/2016

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 506 sqm approx

**20 Monaghan St MCKENZIE HILL 3451 (VG)**

Agent Comments

-   -   -

**Price:** \$189,000

**Method:** Sale

**Date:** 23/02/2017

**Rooms:** -

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 5128 sqm approx