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**Rooms:**  
**Property Type:** House  
**Land Size:** 1006 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$490,000  
**Median House Price**  
June quarter 2017: \$455,000

## Comparable Properties



**3 Vincent St CASTLEMAINE 3450 (REI)**

**Agent Comments**

 4  2  3

**Price:** \$480,000  
**Method:** Private Sale  
**Date:** 09/08/2017  
**Rooms:** 4  
**Property Type:** House



**22 Adams St CASTLEMAINE 3450 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$469,000  
**Method:** Private Sale  
**Date:** 15/07/2017  
**Rooms:** -  
**Property Type:** House



**8 Landseer St CASTLEMAINE 3450 (VG)**

**Agent Comments**

 3  -  -

**Price:** \$455,000  
**Method:** Sale  
**Date:** 15/03/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 916 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

5 Gainsborough Street, Castlemaine Vic 3450

#### Indicative selling price

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

Single price \$490,000

#### 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	3 Vincent St CASTLEMAINE 3450	\$480,000	09/08/2017
2	22 Adams St CASTLEMAINE 3450	\$469,000	15/07/2017
3	8 Landseer St CASTLEMAINE 3450	\$455,000	15/03/2017

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.~~