

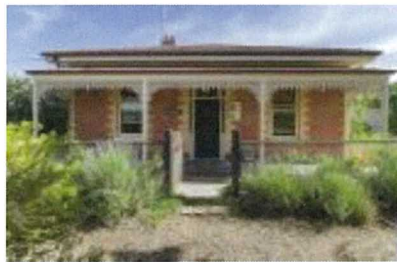


 3  1  1

Rooms:
Property Type: House
Land Size: 871 sqm approx
 Agent Comments

Indicative Selling Price
 \$698,000
Median House Price
 June quarter 2017: \$455,000

Comparable Properties



47 Berkeley St CASTLEMAINE 3450 (REI/VG) [Agent Comments](#)

 3  2  1

Price: \$790,000
Method: Private Sale
Date: 19/12/2016
Rooms: -
Property Type: House
Land Size: 770 sqm approx



37 Ray St CASTLEMAINE 3450 (REI) [Agent Comments](#)

 4  2  2

Price: \$775,000
Method: Private Sale
Date: 17/01/2017
Rooms: 6
Property Type: House
Land Size: 1220 sqm approx



6 Butterworth St CASTLEMAINE 3450 (REI/VG) [Agent Comments](#)

 4  2  2

Price: \$625,100
Method: Private Sale
Date: 08/05/2017
Rooms: -
Property Type: House

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

8 Goldsmith Crescent, Castlemaine Vic 3450

Indicative selling price

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

Single price \$698,000

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	47 Berkeley St CASTLEMAINE 3450	\$790,000	19/12/2016
2	37 Ray St CASTLEMAINE 3450	\$775,000	17/01/2017
3	6 Butterworth St CASTLEMAINE 3450	\$625,100	08/05/2017

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.~~