

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	34 Montgomery 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)

Single price	\$559,000
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**Median sale price**

Median price	\$496,500	House	X	Unit		Suburb or locality	Castlemaine
Period - From	01/10/2017	to	30/09/2018	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	38 Mcgrath St CASTLEMAINE 3450	\$590,000	09/06/2018
2	12 Gainsborough St CASTLEMAINE 3450	\$585,000	01/08/2018
3	42 Mcgrath St CASTLEMAINE 3450	\$515,000	26/05/2018

**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.~~



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**Rooms:**  
**Property Type:** House  
**Land Size:** 736 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$559,000  
**Median House Price**  
Year ending September 2018: \$496,500

## Comparable Properties



**38 Mcgrath St CASTLEMAINE 3450 (VG)**

**Agent Comments**

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**Price:** \$590,000  
**Method:** Sale  
**Date:** 09/06/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 554 sqm approx



**12 Gainsborough St CASTLEMAINE 3450 (REI)** **Agent Comments**

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**Price:** \$585,000  
**Method:** Private Sale  
**Date:** 01/08/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 1020 sqm approx



**42 Mcgrath St CASTLEMAINE 3450 (REI/VG)** **Agent Comments**

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**Price:** \$515,000  
**Method:** Private Sale  
**Date:** 26/05/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 501 sqm approx