

## 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	\$525,000
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#### Median sale price

Median price	\$600,000	House	X	Unit		Suburb or locality	Castlemaine
Period - From	01/10/2018	to	31/12/2018	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	2a Murphy St CASTLEMAINE 3450	\$595,000	08/08/2018
2	20 Gainsborough St CASTLEMAINE 3450	\$562,000	25/01/2019
3	23 Princess St CAMPBELLS CREEK 3451	\$480,000	21/12/2018

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.~~



 3    1    0

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

**Indicative Selling Price**  
\$525,000  
**Median House Price**  
December quarter 2018: \$600,000

## Comparable Properties



**2a Murphy St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

 4    2    4

**Price:** \$595,000  
**Method:** Private Sale  
**Date:** 08/08/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 2520 sqm approx



**20 Gainsborough St CASTLEMAINE 3450 (REI)**

**Agent Comments**

 3    1    3

**Price:** \$562,000  
**Method:** Private Sale  
**Date:** 25/01/2019  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 1002 sqm approx



**23 Princess St CAMPBELLS CREEK 3451 (REI)**

**Agent Comments**

 4    2    2

**Price:** \$480,000  
**Method:** Private Sale  
**Date:** 21/12/2018  
**Rooms:** 8  
**Property Type:** House