

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

**Indicative selling price**

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

Single price

**Median sale price**

Median price  House  Unit  Suburb or locality   
 Period - From  to  Source

**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	41a Ray St CASTLEMAINE 3450	\$772,000	09/11/2018
2	3 Bowden St CASTLEMAINE 3450	\$750,000	24/05/2018
3	69 Bull St CASTLEMAINE 3450	\$749,000	12/12/2018

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   -  

**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 600 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$725,000  
**Median House Price**  
December quarter 2018: \$600,000

## Comparable Properties



**41a Ray St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$772,000  
**Method:** Private Sale  
**Date:** 09/11/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 472 sqm approx



**3 Bowden St CASTLEMAINE 3450 (REI/VG)**

**Agent Comments**

3   2   3

**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 24/05/2018  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 1292 sqm approx



**69 Bull St CASTLEMAINE 3450 (REI)**

**Agent Comments**

4   2   3

**Price:** \$749,000  
**Method:** Private Sale  
**Date:** 12/12/2018  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 422 sqm approx